



AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland
Council Chambers, City Hall
William E. Dollar Municipal Building
200 North Fifth Street
Garland, Texas
Tuesday, April 19, 2022
7:00 p.m.

The City Council extends to each visitor a sincere welcome. We value your interest in your community and your participation in the meetings of this governing body. Regular meetings of the City Council are held the 1st and 3rd Tuesdays of each month, beginning at 7:00 p.m.; the City Council meets regularly in work sessions at 6:00 p.m. the Monday preceding each regular meeting.

Garland City Hall and Council Chambers is wheelchair accessible. Special parking is available on the east side of City Hall and on Austin & State Street west of City Hall.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made.

BRAILLE IS NOT AVAILABLE.



LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

It is the custom and tradition of the members of the City Council to have an invocation and recital of the Pledge of Allegiance prior to the beginning of the meeting. Members of the audience are invited to participate. However, members of the audience are not required to participate. The decision to participate is strictly a matter of personal choice and has no bearing on matters to be considered by the City Council and will not affect the decisions to be made during the meeting.

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations and recognize attendees or award winners, and may make announcements regarding upcoming City events and matters of interest to citizens. There will be no Council deliberations or votes on these matters.

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of Council, without discussion. Council has had the opportunity to review each of these items at a previous work session and approval of the consent agenda authorizes the City Manager to implement each item. The Mayor will announce the agenda and provide an opportunity for members of the audience and the City Council to request that an item be removed and considered separately.

1. Consider approval of the minutes of the April 5, 2022 Regular Meeting.
2. Consider approval of the following bids:
 - a. **Lyons Road (I.H. 30 to Guthrie) - Engineering Services** **Bid No. 0572-22**
Criado & Associates, Inc. **\$1,375,954.00**
This request is for engineering services associated with the Lyons Road project between I.H. 30 and Guthrie Road.
 - b. **Embree Park Splash Pad Equipment** **Bid No. 0573-22**
Kraftsman **\$415,407.98**
This request is for the purchase and installation of splash pad equipment at Embree Park in support of the Aquatics Program.

- c. Rowlett Creek Wastewater Treatment Plant Primary Effluent Pump Replacement** **Bid No. 0596-22**

Xylem Water Solutions **\$169,000.00**

This request is to purchase a primary effluent pump to be used for pumping wastewater through the Rowlett Creek Wastewater Treatment Plant.

- d. Microsoft Enterprise Agreement** **Bid No. 0626-22**
SHI Government Solutions **\$1,000,626.95**

This request is for Microsoft Enterprise Agreement licensing and support necessary for the City's continued and future use of Microsoft products.

- e. GP&L Millwood Switch Station Structures and Materials** **Bid No. 0448-22**

KBS Electrical Distributors, Inc. **\$232,077.92**

Optional Contingency **15,000.00**

TOTAL: **\$247,077.92**

This request is for the purchase of two steel monopoles and associated materials for construction at the Millwood Switch Station. An Optional Contingency is included for any additional materials that may be required.

- f. Ambulance Cots, Loaders and Stair Chairs** **Bid No. 0597-22**

Stryker Sales Corp. **\$225,257.00**

This request is to provide ambulance equipment including four powered cots with compatible auto-loaders and four stair chairs used for patient handling and transporting.

- g. Urban Design Plan - Valoris HealthPark Garland Medical District TIF #3** **Bid No. 0651-22**

Studio Outside **\$389,080.00**

This request is for professional design services for the creation of an urban design in Valoris HealthPark including the Wellness Park.

- h. TMPA Keith Switch to Steep Hollow Transmission Line Overhead Hardware** **Bid No. 0611-21**

KBS Electrical Distributors, Inc. **\$68,436.94**

This request is to approve a Change Order for the purchase of tension grips and other additional overhead hardware needed for the Keith Switch to Steep Hollow Transmission Line.

i.	Bottleneck Improvements Package 1	Bid No. 0413-22
	Urban Infraconstruction	\$3,773,848.00
	Optional Contingency	<u>373,000.00</u>
	TOTAL:	\$4,146,848.00

This request is to improve bottlenecks (traffic flow) at four major intersections by adding additional turning movements. An Optional Contingency is included for any additional work that may be required.

j.	Rick Oden Park - Phase 2 Construction Services	Bid No. 0976-20
	Dean Construction (Dean Electric, Inc.)	\$4,850,024.00

This request is for construction services at Rick Oden Park.

k.	2022 Garland New Sidewalk Improvements	Bid No. 0633-22
	Hayden Consultants, Inc.	\$312,962.48

This request is for professional engineering services for the design of two construction packages for approximately 4.1 miles of new sidewalks and pedestrian curb ramps at eight locations in the city of Garland.

- 3. Public hearings were previously conducted for the following zoning cases. Council approved the requests and instructed staff to bring forth the following ordinances for consideration.**

- a. Zoning File No. Z 21-24 Hanif Nensey (District 4)**

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change in Zoning from Agricultural (AG) District to Single-Family-7 (SF-7) District and 2) a Specific Use Provision for a Guest House on a 1.45-acre tract of land located at 705 East Oates Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

b. Zoning File No. Z 21-39, Alan Hameed (District 6)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) District 03-47; 2) a Specific Use Provision for Automobile Sales, New or Used; and 3) a Detail Plan on a 0.4183-acre tract of land located at 3218 Forest Lane; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

c. Zoning File No. Z 21-52, OM Estates Development (District 3)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change in Zoning from Community Office (CO) District and Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses and 2) a Detail Plan for Mixed Uses on a 20.223-acre tract of land located at 240 and 250 East Interstate 30 Freeway and 328 Oaks Trail; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

d. Zoning File No. 21-55, Sean Kim (District 5)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a Reception Facility on a 6.91-acre tract of land zoned Industrial (IN) District and located at 2800 West Kingsley Road, Suite 100; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

e. Zoning File No. Z 22-02, Don Gordon (District 8)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) District 82-42 to allow an Automobile Repair, Major Use and 2) a Detail Plan for an Automobile Repair, Major Use on a 0.373-acre tract of land located at 2025 Old Mill Run; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

4. **Consider a resolution of the City of Garland, Texas, authorizing the City Manager to enter into an Advanced Funding Agreement with the Texas Department of Transportation for TxDOT Project CSJ 018-47-38, a Congestion Mitigation and Air Quality (CMAQ) Improvement Project and Surface Transportation Block Grant (STBG) Program Project Off-System to widen South Shiloh Road from West Kingsley Road to West Miller Road; and providing an effective date.**

The City of Garland applied for federal funding through the Regional Transportation Committee (RTC) for the reconstruction and widening of S. Shiloh Road from W. Kingsley Road to W. Miller Road. The RTC has granted the City of Garland funding for construction of this project. In order to accept the funding, the City of Garland must enter into two advanced funding agreements with the Texas Department of Transportation (TxDOT), who is administering the advanced funding agreement on behalf of the Federal Government. Council was briefed at the April 4, 2022 Work Session on the need to consider two separate resolutions in order to accept the funding for this project. (Each resolution is being considered as an individual agenda item.)

5. **Consider a resolution acknowledging the Dallas, Garland & Northeastern Railroad Incorporated's Continued Rights, Title and Interest to and upon the railroad crossing along with the public right-of-way on Forest Lane between South Kirby Street and South International Road and granting permission to reinstall crossing facilities in the future; and providing an effective date.**

Council is requested to approve a resolution acknowledging DGNO's rights, title and interest to and upon that certain railroad crossing on Forest Lane between S. Kirby Street and S. International Road and granting permission to reinstall an additional track at this location in the future at the request and sole cost and expense of DGNO.

6. **Consider a resolution of the City of Garland, Texas, authorizing the City Manager to enter into an Advanced Funding Agreement with the Texas Department of Transportation for TxDOT Project CSJ 0918-47-271, a Surface Transportation Block Grant (STBG) Program Project Utilizing Transportation Development Credits (TDC) Off-System to widen Shiloh Road from Kingsley Road to Miller Road; and providing an effective date.**

The City of Garland applied for federal funding through the Regional Transportation Committee (RTC) for the reconstruction and widening of S. Shiloh Road from W. Kingsley Road to W. Miller Road. The RTC has granted the City of Garland funding for construction of this project. In order to accept the funding, the City of Garland must enter into two advanced funding agreements with the Texas Department of Transportation (TxDOT), who is administering the advanced funding agreement on behalf of the Federal Government. Council was briefed at the April 4, 2022 Work Session on the need to consider two separate resolutions in order to accept the funding for this project. (Each resolution is being considered as an individual agenda item.)

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

Anyone wishing to speak for, against, or on agenda items must fill out a speaker card and give it to the City Secretary before speaking (cards are located at the entrance to the Council Chambers). The Mayor will recognize speakers; he may impose a time limit and may provide for rebuttal. All comments and testimony are to be presented from the podium.

7. Hold a Public Hearing on the Youth Programs Standards Care of Ordinance

Council is requested to adopt an ordinance with public comments for Youth Programs Standards of Care to meet the requirements of Texas Human Resource Code, Section 42.041(b)(14) to exempt recreational programs for children operated by municipalities from state child care licensing.

8. Consider a resolution of the City of Garland, Texas finding and determining that the public necessity and convenience require the acquisition of various property rights located along South Shiloh Road, North of West Kingsley Road and South of West Miller Road, in the City of Garland, County of Dallas, Texas, said property interests being more particularly described below; providing authorizations to acquire such property rights by purchase or condemnation and making certain findings pertaining thereto; providing further authorizations as may be necessary to carry out the purposes of this resolution; and providing an effective date.

Council is requested to approve an omnibus resolution authorizing the acquisition of the property rights described in Exhibit "A."

9. Consider a resolution of the City of Garland, Texas finding and determining that the public necessity and convenience require the acquisition of various property rights located along Lyons Road, North of Guthrie Road and South of Interstate Highway 30, in the City of Garland, County of Dallas, Texas, said property interests being more particularly described below; providing authorizations to acquire such property rights by purchase or condemnation and making certain findings pertaining thereto; providing further authorizations as may be necessary to carry out the purposes of this resolution; and providing an effective date.

Council is requested to approve an omnibus resolution authorizing the acquisition of the property rights described in Exhibit "A."

10. 2022-2023 CDBG, HOME and ESG Federal Grant Allocation Public Hearing

At the April 18, 2022, Work Session, Council was provided background information regarding the anticipated 2022-2023 Community Development Block Grant (CDBG), HOME Infill Partnership Grant (HOME), and Emergency Solutions Grant (ESG) entitlement funding, along with summaries of submitted applications. As part of the allocation process, a public hearing is required to solicit comments from any interested parties relating to the 2022-2023 CDBG, HOME, and ESG grants.

11. Hold public hearings on:

- a. Consider a Detail Plan request by Kimley-Horn for a Minor Automobile Repair Use. This property is located at 2999 North President George Bush Turnpike in District 1.**

Consideration of the application of Kimley-Horn, requesting approval of a Detail Plan for an Automobile Repair, Minor Use on a property zoned Planned Development (PD) District 06-28 District for Community Retail Uses. This item may include amendments to Planned Development (PD) District 06-28. This property is located at 2999 North President George Bush Turnpike. (File Z 21-50, District 1)

- b. Consider a Specific Use Provision renewal request by Randall Reed's Planet Ford 635 for an existing Automobile Sales Use. This property is located at 3601 South Shiloh Road in District 5.**

Consideration of the application of Randall Reed's Planet Ford 635, requesting approval of a Specific Use Provision Renewal to allow Automobile Sales, New or Used on a property zoned Industrial (IN) District. This property is located at 3601 South Shiloh Road. (File Z 21-54, District 5)

- c. Consider a Site Plan request by Randall Reed's Planet Ford 635 for an existing Automobile Sales Use. This property is located at 3601 South Shiloh Road in District 5.**

Consideration of the application of Randall Reed's Planet Ford 635, requesting approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District. This property is located at 3601 South Shiloh Road. (File Z 21-54, District 5)

- d. Consider a Zoning request by Provident Realty Advisors from Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses, including 242 multi-family units in a single-family style format, and a commercial tract. The property is located at 3309 Castle Drive in District 1.**

Consideration of the application of Provident Realty Advisors, requesting approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses. This property is located at 3309 Castle Drive. (File Z 21-62, District 1)

- e. **Consider a Detail Plan request by Provident Realty Advisors for 242 multi-family units in a single-family style format. The property is located at 3309 Castle Drive in District 1.**

Consideration of the application of Provident Realty Advisors, requesting approval of a Detail Plan for Multi-Family development. This property is located at 3309 Castle Drive. (File Z 21-62, District 1)

- f. **Consider a Specific Use Provision renewal request by Jude Nwachukwu for an existing Reception Facility Use. This site is located at 1906 East Miller Road in District 2.**

Consideration of the application of Jude Nwachukwu, requesting approval of a Specific Use Provision Renewal to allow a Reception Facility on a property zoned Planned Development (PD) District 06-46 for Community Retail Uses. This property is located at 1906 East Miller Road. (File Z 22-10, District 2)

- g. **Consider a Site Plan request by Jude Nwachukwu for a Reception Facility Use. This site is located at 1906 East Miller Road in District 2.**

Consideration of the application of Jude Nwachukwu, requesting approval of a Plan for a Reception Facility Use. This property is located at 1906 East Miller Road. (File Z 22-10, District 2)

12. Citizen comments.

Persons wishing to address issues not on the agenda may have three minutes to address Council at this time. Council is prohibited from discussing any item not posted according to the Texas Open Meetings Act.

13. Adjourn.

All Regular Council meetings are broadcast live on CGTV, Time Warner Cable Channel 16, and Frontier FIOS TV 44. Meetings are rebroadcast at 9:00 a.m. and 7:00 p.m. on Wednesday-Sunday and at 7:30 p.m. on Thursday. Live streaming and on-demand videos of the meetings are also available online at www.garlandtx.gov. Copies of the meetings can be purchased through the City Secretary's Office – audio CD's are \$1 each and DVD's are \$3 each.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

1.

Meeting Date: 04/19/2022

Item Title:

Summary of Request/Problem

Consider approval of the minutes of the April 5, 2022 Regular Meeting.

Recommendation/Action Requested and Justification

Attachments



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7 p.m. on Tuesday, April 5, 2022, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present: Mayor Scott LeMay
Mayor Pro Tem Dylan Hedrick
Deputy Mayor Pro Tem B. J. Williams
Council Member Jeff Bass
Council Member Deborah Morris
Council Member Ed Moore
Council Member Rich Aubin
Council Member Robert Vera
Council Member Robert John Smith

Staff Present: City Manager Bryan Bradford
Deputy City Manager Mitch Bates
Assistant City Manager Judson Rex
City Attorney Brian England
City Secretary Eloyce René Dowl

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations and recognize attendees or award winners, and may make announcements regarding upcoming City events and matters of interest to citizens.

There will be no Council deliberations or votes on these matters.

Amy Dunphy, Community Outreach Coordinator, Animal Services, presented the Pet of The Month.

Mayor LeMay, along with Karen Archibald, Director of Libraries, announced Garland libraries received the 2021 Achievement of Excellence in Libraries Award. Garland libraries were in the top 105 public libraries in the state.

Mayor LeMay, along with Mona Woodard, Neighborhood Services Administrator, announced that Garland's Community Development Department received a Certificate of Distinction award from the National Development Association for the Veteran's Day Home Dedication Project on November 11, 2021.

Mayor LeMay, along with Chief Mark Lee, Fire Department, recognized Captain Michael Arriaga, Driver-Paramedic Brandon Ethridge and Firefighter-Paramedic Kristin Breaux for their efforts in excellence and bravery shown at a structure fire on February 15, 2021. The crew risked their own safety to rescue a victim trapped in a house fire.

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of Council, without discussion. Council has had the opportunity to review each of these items at a previous work session and approval of the consent agenda authorizes the City Manager to implement each item. The Mayor will announce the agenda and provide an opportunity for members of the audience and the City Council to request that an item be removed and considered separately.

Motion was made by Mayor Pro Tem Hedrick to approve the Consent Agenda, seconded by Council Member Moore. Motion carried:

Vote: 9 ayes, 0 nays

1. **APPROVED** Consider approval of the minutes of the March 15, 2022 Regular Meeting.

2. Consider approval of the following bids:

a. **APPROVED** Excavator Bid No. 0480-22
Kirby-Smith Machinery, Inc. \$491,502.00

This request is for the replacement purchase of an excavator to be utilized by the Street Department.

b. **APPROVED** Equipment for Parks Department Bid No. 0485-22
Zimmerer Kubota & Equipment, Inc. \$171,659.28

This request is for the purchase of new and replacement tractors and mowing equipment that will be utilized by the Parks Department.

- c. **APPROVED** **Track Loader** **Bid No. 0504-22**
 Caterpillar, Inc. **\$123,533.00**

This request is for the purchase of a new track loader to be utilized by the Hinton Landfill.

- d. **APPROVED** **Heavy Equipment for Hinton Landfill** **Bid No. 0519-22**
 RDO Equipment Co. **\$1,650,652.82**

This request is for the replacement purchase of two articulated dump trucks and one crawler dozer to be utilized by the Hinton Landfill.

- e. **APPROVED** **Damaged Plant Replacement and** **Bid No. 0376-22**
 Landscape Bed Mulching
 Qualicare Landscape Services **\$115,378.64**
 Optional Contingency **20,000.00**
 TOTAL: **\$135,378.64**

This request is for the replacement of dead plant material and the mulching of landscape beds throughout the city due to the inclement weather event in February 2021. An Optional Contingency is included for any additional materials that may be required.

- f. **APPROVED** **New Compactor for the Hinton Landfill** **Bid No. 0545-22**
 R.B. Everett & Company **\$1,277,875.50**

This request is for the purchase of a new compactor to be utilized by the Hinton Landfill.

- g. **APPROVED** **Hanover Drive, Plantation Road and** **Bid No. 0333-22**
 Richland Drive Water Mains
 Replacement
 Aushill Construction, LLC **\$1,024,064.00**
 Optional Contingency **120,000.00**
 TOTAL: **\$1,144,064.00**

This request is to provide construction services to replace water mains including streets and sidewalks for Hanover Drive (Forest Ridge to Plano Road), Richland Drive (Stoneridge Drive to Shiloh Road) and Plantation Road (Sam Houston Drive to Wagon Wheel Road). An Optional Contingency is included for any additional work that may be required.

- h. **APPROVED** **Side-Loader Cab and Chassis** **Bid No. 0546-22**
 Bond Equipment Company, Inc. **\$1,136,344.00**

This request is for the purchase of six replacement side-loader cab and chassis for the Sanitation Department.

- i. **APPROVED** **Front-Loader Chassis** **Bid No. 0547-22**
 Chastang Enterprises, Inc. **\$407,648.00**

This request is for the purchase of two replacement front-loader chassis to be utilized by the Sanitation Department.

- j. **APPROVED** **Side-Loader and Front-Loader Bodies** **Bid No. 0548-22**
 Reliance Truck and Equipment **\$1,315,420.80**

This request is for the purchase of eight (8) replacement side-loader and front-loader bodies to be utilized by the Sanitation Department.

- k. **APPROVED** **Heavy Trucks** **Bid No. 0549-22**
 Freightliner of Austin **\$646,088.00**

This request is for the replacement purchase of four heavy trucks to be utilized by the Sanitation Department.

- l. **APPROVED** **Transfer Trailers** **Bid No. 0550-22**
 Performance Truck **\$247,032.76**

This request is for the replacement purchase of two transfer trailers to be utilized by the Sanitation Department.

- m. **APPROVED** **Opticom GPS System** **Bid No. 0552-22**
 Consolidated Traffic Controls, Inc. **\$1,992,835.00**

This request is for the full replacement of the emergency services signal equipment which provides for priority control of the traffic signals to permit the safe passage of Fire Department emergency vehicles.

- n. **APPROVED** **GP&L College to Brand Distribution Line Structures** **Bid No. 0450-22**
 Techline, Inc. **\$353,164.00**

This request is for the purchase of sixty-two steel distribution structures to support the reconstruction of the College to Brand Distribution Line.

- o. **APPROVED** **GP&L College to Brand Distribution Line Materials** **Bid No. 0451-22**
 Techline, Inc. **\$271,409.00**

This request is for the purchase of conduit, conductor and other associated materials to support the reconstruction of the College to Brand Distribution Line.

- p. **APPROVED** **GP&L Millwood Switch Station Steel Structures and Anchor Bolts** **Bid No. 0426-22**
Techline, Inc. **\$395,411.00**

This request is for the purchase of two 138kV A-frame dead-end structures, anchor bolts and associated materials for the construction of the GP&L Millwood Switch Station.

- q. **APPROVED** **GP&L Millwood Switch Station Materials** **Bid No. 0427-22**
Texas Electric Cooperatives, Inc. **\$219,786.45**

This request is for the purchase of DMC components, surge arrestors, junction boxes, bus, jumper, insulators and other materials for the construction of the Millwood Switch Station.

- r. **APPROVED** **2022 Sidewalk & Curb Program** **Bid No. 0441-22**
R & A Legacy Construction, LLC **\$650,000.00**

This request is for the approval of the 2022 Sidewalk & Curb Program. This approval is for a Term Agreement with four optional renewals.

- s. **APPROVED** **Granger Annex Renovation Construction** **Bid No. 0088-22**
Big Sky Construction **\$2,470,055.00**

This request is to approve construction for the renovation of the Granger Annex building located in Central Park.

- t. **APPROVED** **Lakewood Addition Drainage Design Services** **Bid No. 0571-22**
Dewberry Engineers, Inc. **\$559,849.00**

This request is for professional services for design of storm sewer (drainage) improvements and necessary replacement of sidewalk and water and wastewater lines in the Lakewood Addition subdivision.

- u. **APPROVED** **Central Library Additional Design Services** **Bid No. 0493-21**
720 Design, Inc. **\$217,840.00**

This request is to approve Change Order #1 for professional design services for the modernization of Central Library.

v.	APPROVED	GP&L Spencer 4 Cooling Tower Wastewater Transportation and Disposal	Bid No. 0565-22
		TAS Environmental Services, LP	\$164,055.00
		Optional Contingency	<u>16,405.50</u>
		TOTAL:	\$180,460.50

This request is for the transportation and disposal of contaminated water from the Spencer 4 Cooling Tower. An Optional Contingency is included for any additional work that may be required.

w.		Heavy Equipment for Hinton Landfill	Bid No. 0519-22
		R D O Equipment Co.	\$1,650,652.82

This request is for the replacement purchase of two articulated dump trucks and one crawler dozer to be utilized by the Hinton Landfill.

No action was taken on this item because it was a duplication of Item 2d.

x.	APPROVED	Fleet Fuels	Bid No. 0587-22
		Jack Ray Oil Co.	\$6,000,000.00
		W. Douglas Distributing	<u>300,000.00</u>
		TOTAL:	\$6,300,000.00

This request is for the purchase of gasoline and diesel fuel to be utilized by City departments in their daily operations. A secondary supplier is included as a contingency. This approval is for a one-year Term Agreement with three optional renewals.

- 3. Public hearings were previously conducted for the following zoning cases. Council approved the requests and instructed staff to bring forth the following ordinances for consideration.**

- a. APPROVED Zoning File No. Z 21-37, KRG Civil Engineers (District 1)**

Ordinance 7308 amending the Garland Development Code of the City of Garland, Texas, by approving 1) an Amendment to Planned Development (PD) District 06-78 for Community Retail Uses and 2) a Detail Plan for a Church Use on a 2.27-acre tract of land located at 2313 Naaman School Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

- b. **APPROVED** **Zoning File No. Z 21-59, Advantage Self-Storage Advisors, LLC (District 7)**

Ordinance No. 7309 amending the Garland Development Code of the City of Garland, Texas, by approving 1) an Amendment to Planned Development (PD) District 85-49; 2) a Specific Use Provision for a Self-Storage Facility (Mini Warehouse); and 3) a Detail Plan on a 6.051-acre tract of land zoned Planned Development (PD) District 85-49 for Community Retail (CR) Uses and located at 3599 North Garland Avenue; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

4. **APPROVED** **Ordinance No. 7310** amending Section 25.05, "Reservation Fees for Parks and Recreation Facilities," of Chapter 25, "Parks and Recreation" of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause; providing a Severability Clause; and providing an effective date.

At the March 14, 2022 Work Session, Council considered an ordinance to amend Section 25.05, "Reservation Fees for Parks and Recreation Facilities," to add a senior citizen fee for use of fitness areas in recreation centers. The proposed fee for senior citizens is \$20 annually for Garland residents ages 65 and up and \$40 annually for non-residents 65 and up.

5. **APPROVED** **Resolution No. 10539** authorizing City staff to enter and convey a permanent easement to the North Texas Municipal Water District for installing a water delivery point and other related infrastructure adjacent to Lou Huff Park and the Garland Power and Light Office; and providing an effective date.

Council approved a resolution for a permanent utility easement with the NTMWD for a new meter station located in Lou Huff Park.

6. **APPROVED** **Council approved the Friendship Park Lease Agreement**

At the January 31, 2022 Work Session, Council considered updating the agreement with the City of Dallas for an additional 20 years.

ITEMS FOR INDIVIDUAL CONSIDERATION

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7. **Hold public hearings on:**

a. APPROVED Reconsideration Request of a Previously Denied Zoning Application (File No. Z 21-39, District 6)

The applicant, Alan Hameed, has submitted a written request for the City Council to reconsider the previously denied Zoning Case Z 21-39. This property is located at 3218 Forest Lane. The City Council previously considered and in effect denied this application on March 1, 2022 by a vote of 6 – 3, with the Mayor, Council Members Aubin and Smith in opposition.

William Guerin, Director of Planning, presented staff comments.

Motion was made by Deputy Mayor Pro Tem Williams to approve the request for reconsideration, seconded by Council Member Aubin . Motion carried:

Vote: 9 ayes, 0 nays

b. APPROVED Consider a Zoning request by Alan Hameed to allow automobile sales. This property is located at 3218 Forest Lane in District 6.

Consideration of the application of Alan Hameed, requesting approval of 1) an amendment to Planned Development (PD) District 03-47 to allow Automobile Sales, New or Used by Specific Use Provision, and 2) a Specific Use Provision to allow Automobile Sales, New or Used. This property is located at 3218 Forest Lane. (File Z 21-39, District 6)

The staff report was presented by William Guerin, Director of Planning.

Motion was made by Council Member Vera to approve the Zoning request (Item 7b) and Detail Plan (Item 7c), with a five year Specific Use Provision, seconded by Council Member Smith.

City Attorney Brian England advised the Council to allow the applicant to make comments before any action was taken.

Mr. Talim Song, attorney for the applicant, was the speaker, requesting a ten-year Specific Use Provision. Mr. Alan Hameed registered, but did not speak.

There was discussion by the Council.

Mayor LeMay restated the main motion as originally presented, and requested a vote. Motion carried:

Vote: 9 ayes, 0 nays

c. APPROVED Consider a Detail Plan request by Alan Hameed to allow automobile sales. This property is located at 3218 Forest Lane in District 6.

Consideration of the application of Alan Hameed, requesting approval of Detail Plan for Automobile Sales, New or Used. This property is located at 3218 Forest Lane. (File Z 21-39, District 6)

- d. **APPROVED** **Consider a Zoning request by OM Estate Development to allow construction of three hundred (300) multi-family units, fifty-eight (58) townhomes and retail use. This site is located at 240 and 250 East Interstate 30 Freeway in District 3.**

Consideration of the application of OM Estate Development, requesting approval a Change in Zoning from Community Office (CO) District and Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses. This property is located at 240 and 250 East Interstate 30 Freeway and 328 Oaks Trail. (File Z 21-52, District 3)

The staff report was presented by William Gurein, Director of Planning. Speakers on this item were: Anjum Varshney and Stephen Boudreau, applicant(s). The following persons registered a position in favor of the request, but did not speak: Vyum Gupta, Sanjay Gupta Brian Macek, Mary E. Dellos, Ross Ikemire, Robert & Dorothy Finch, Luis Currea, Marshal Coleman, Ruy Amador, Ben Dunn, Kevin, Francis Nolan, Clay Sanborn, Tricia Green, Julie Gao, Roy Jackson, Mark Langfeldt, Jaquetta Biagas, William Munai, Stephanie Chukwukelu, Maria Flores, Katherine Lopez, Sulesco Mbuan, Michael Briones, Blanca Gomez, Daniel Barker and Rejesh Chouhan.

There was discussion by the Council.

Motion was made by Council Member Moore to approve the Zoning Request (Item 7d) and Detail Plan (Item 7e), seconded by Council Member Bass. Motion carried:

Vote: 9 ayes, 0 nays

- e. **APPROVED** **Consider a Detail Plan request by OM Estate Development to allow construction of three hundred (300) multi-family units, fifty-eight (58) townhomes and retail use. This site is located at 240 and 250 East Interstate 30 Freeway in District 3.**

Consideration of the application of OM Estate Development, requesting approval of Detail Plan for Mixed Uses. This property is located at 240 and 250 East Interstate 30 Freeway and 328 Oaks Trail. (File Z 21-52, District 3)

- f. **APPROVED** **Consider a Zoning request by Hanif Nensey from Agricultural (AG) District to Single-Family-7 (SF-7) District. This property is located at 705 East Oates Road in District 4.**

Consideration of the application of Hanif Nensey, requesting approval of a Change in Zoning from Agricultural (AG) District to Single-Family-7 (SF-7) District. This property is located at 705 East Oates Road. (File Z 21-24, District 4)

The staff report was presented by William Guerin, Director of Planning. The speaker on this item was Hanif Nensy; Jenna Nensy registered, but did not speak.

There were comments by Deputy Mayor Pro Tem Williams.

Motion was made by Deputy Mayor Pro Tem Williams to approve the Zoning request (Item 7f), Plan (Item 7g) and Specific Use Provision (item 7h), seconded by Mayor Pro Tem Hedrick. Motion carried:

Vote: 9 ayes, 0 nays

- g. APPROVED Consider a Specific Use Provision request by Hanif Nensey to allow a Guest House. This property is located at 705 East Oates Road in District 4.**

Consideration of the application of Hanif Nensey, requesting approval of a Specific Use Provision for a Guest House. This property is located at 705 East Oates Road. (File Z 21-24, District 4)

- h. APPROVED Consider a Plan request by Hanif Nensey to allow a Guest House. This property is located at 705 East Oates Road in District 4.**

Consideration of the application of Hanif Nensey, requesting approval of a Plan for a Guest House. This property is located at 705 East Oates Road. (File Z 21-24, District 4)

- i. APPROVED Consider a Specific Use Provision renewal request by Sean Kim for an existing Reception Facility on the subject property. The property is located at 2800 West Kingsley Road in District 5.**

Consideration of the application of Sean Kim, requesting approval of a Specific Use Provision Renewal for a Reception Facility on a property zoned Industrial (IN) District. This property is located at 2800 West Kingsley Road. (File Z 21-55, District 5)

The staff report was presented by William Guerin, Director of Planning. The speaker on this item was Illiana Rojas.

There was discussion by the Council.

Motion was made by Council Member Aubin to approve the Specific Use Provision (Item 7i) for 15 years and Plan (Item 7j), seconded by Council Member Vera. Motion carried:

Vote: 9 ayes, 0 nays

- j. APPROVED Consider a Plan request by Sean Kim for an existing Reception Facility on the subject property. The property is located at 2800 West Kingsley Road in District 5.**

Consideration of the application of Sean Kim, requesting approval of a Plan for a Reception Facility on a property zoned Industrial (IN) District. This property is located at 2800 West Kingsley Road. (File Z 21-55, District 5)

- k. **POSTPONED** Consider a Zoning request by Provident Realty Advisors to construct 242 multi-family units in a single-family style format. This site is located at 3309 Castle Drive in District 1.

Consideration of the application of Provident Realty Advisors, requesting approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses. This property is located at 3309 Castle Drive. (File Z 21-62, District 1) **(The applicant requests postponement to the April 19, 2022 Regular City Council Meeting.)**

Motion was made by Council Member Bass to postpone this item to the April 19, 2022 meeting, seconded by Council Member Morris. Motion carried:

Vote: 9 ayes, 0 nays

- l. **POSTPONED** Consider a Detail Plan request by Provident Realty Advisors to construct 242 multi-family units in a single-family style format. This site is located at 3309 Castle Drive in District 1.

Consideration of the application of Provident Realty Advisors, requesting approval of a Detail Plan for Multi-Family development. This property is located at 3309 Castle Drive. (File Z 21-62, District 1) **(The applicant requests postponement to the April 19, 2022 Regular City Council Meeting.)**

Motion was made by Council Member Bass to postpone this item to the April 19, 2022 meeting, seconded by Council Member Morris. Motion carried:

Vote: 9 ayes, 0 nays

- m. **APPROVED** Consider a Zoning request by Don Gordon, to allow a Major Automobile Repair Shop on the subject property. The site is located at 2025 Old Mill Run in District 8.

Consideration of the application of Don Gordon, requesting approval of an Amendment to Planned Development (PD) District 82-42 to allow an Automobile Repair, Major Use. This property is located at 2025 Old Mill Run. (File Z 22-02, District 8)

The staff report was presented by William Guerin, Director of Planning. The speaker on this item was Don Gordon, applicant.

Motion was made by Council Member Smith to approve the Zoning request (Item 7m) and Detail Plan (Item 7n), seconded by Mayor Pro Tem Hedrick. Motion carried:

Vote: 9 ayes, 0 nays

- n. **APPROVED** Consider a Detail Plan request by Don Gordon, to allow a Major Automobile Repair Shop on the subject property. The site is located at 2025 Old Mill Run in District 8.

Consideration of the application of Don Gordon, requesting approval of a Detail Plan for Automobile Repair, Major Use. This property is located at 2025 Old Mill Run. (File Z 22-02, District 8)

- o. **APPROVED** Consideration for final approval of the determination not to update Land Use Assumptions, Capital Improvements Plan, or Impact Fees.

Section 395.052 of the Texas Local Government Code mandates an update of a City's land use assumptions, capital improvements plan, and impact fees by the City's governing body every five years, or in the alternative, a determination by the City that a change to the existing fees is unnecessary. In 2016 (with a March 1, 2017 effective date), the City Council adopted the land use assumptions, capital improvement plan, and impact fees, as drafted by consultant Kimley-Horn. Staff has determined that the impact fee study is still valid for another five (5) years and recommends a final approval of determination by the City Council that no change to the land use assumptions, capital improvement plan, and impact fees is required. The Capital Improvements Advisory Committee [Plan Commission] recommended re-adoption of the current land use assumptions, capital improvements plan, and impact fees during their November 11, 2021 meeting. The Council was briefed on this item during the December 6, 2021 Work Session, and then the required notices were made according to the statute.

The staff report was presented by William Guerin.

Motion was made by Deputy Mayor Pro Tem Williams to approve the request as presented, seconded by Mayor Pro Tem Hedrick. Motion carried:

Vote: 9 ayes, 0 nays, adopting **Ordinance No. 7311**

8. Consider appointments to Boards and Commissions.

Board members are selected for two-year terms by the City Council in August. Terms are usually staggered whereby at least half of the membership has board experience. Board members are appointed based on qualifications.

Council Member Rich Aubin

- Margaret Bice - Board of Adjustment

A vote was cast to appoint Margaret Bice the the Board of Adjustment with the following result:

Vote: 9 ayes, 0 nays

9. Citizen comments: Chassidy Lewallen

10.

Adjourn: There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 8:39 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. a.

Meeting Date: 04/19/2022

Item Title: Lyons Road (I.H. 30 to Guthrie) - Engineering Services

Submitted By: Laura Dunn, Strategic Projects and Capital Portfolio Manager

Bid Number: 0572-22

Purchase Justification:

This request is for engineering services associated with the Lyons Road project between I.H. 30 and Guthrie Road. Lyons Road is expanding from a 2-lane asphalt street to a 4-lane divided concrete street with side paths. Services include design and construction documents, surveys, right-of-way (ROW) acquisition and negotiations, geotechnical, subsurface utility engineering and construction phase services to facilitate the construction of the road segment. This project is part of the 2019 Bond Program and approved in the 2022 CIP.

Evaluation:

Criado & Associates, Inc., was selected as the Most Qualified firm for this project from RFQ 0212-19 and recently completed the alignment study for the proposed improvements.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Criado & Associates, Inc.	All	\$1,375,954.00
TOTAL:		\$1,375,954.00

Basis for Award: Most Qualified

Purchase Requisition #: 47035

Fiscal Impact

Total Project/Account: \$3,252,229
Expended/Encumbered to Date: 281,390
Balance: \$2,970,839
This Item: 1,375,954
Proposed Balance: \$1,594,885

Account #: 650-1429-1431919-710120; 651-1429-1431919-710120;
230-4149-3215700-7101; 220-4049-3019200-7101

Fund/Dept/Project – Description and Comments:

Lyons Road - I.H. 30 to Guthrie Rd. - Design Services

Street/Transportation CIP / Lyons Road Design Services - Segment D Impact Fees	\$ 553,038.00
Street/Transportation CIP / Lyons Road Design Services - Bond Funds	748,600.00
Water CIP / Relocation of Mains Prior to Paving	3,715.80
Wastewater CIP / Relocation of Mains Prior to Paving	70,600.20
TOTAL	\$1,375,954.00

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Pages 106, 244, & 269

Budget Director Approval: Allyson Bell Steadman

Approval Date: 04/08/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/06/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. b.

Meeting Date: 04/19/2022

Item Title: Embree Park Splash Pad Equipment

Submitted By: Laura Dunn, Strategic Projects and Capital Portfolio Manager

Bid Number: 0573-22

Purchase Justification:

This request is for the purchase and installation of splash pad equipment at Embree Park in support of the Aquatics Program. A separate purchase award will be presented to Council in the future for the site preparation necessary to accommodate the splash pad. This project is part of the 2019 Bond Program and approved in the 2022 CIP.

Evaluation:

The equipment and installation is being provided by Kraftsman through the BuyBoard Cooperative Purchasing Contract 592-19.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Kraftsman	All	\$415,407.98
TOTAL:		\$415,407.98

Basis for Award: Cooperative Purchase

Purchase Requisition #: 47036

Fiscal Impact

Total Project/Account: \$1,066,000
Expended/Encumbered to Date: 93,026
Balance: \$972,974
This Item: 415,408
Proposed Balance: \$557,566
Account #: 654-1429-1837419-9002
Fund/Dept/Project – Description and Comments:

Park CIP / Aquatics Program - Splash Pads – Embree Park Splash Pad

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP, Page 82

Budget Director Approval: Allyson Bell Steadman

Approval Date: 04/08/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/06/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. c.

Meeting Date: 04/19/2022

Item Title: Rowlett Creek Wastewater Treatment Plant Primary Effluent Pump Replacement

Submitted By: Wes Kucera, Managing Director

Bid Number: 0596-22

Purchase Justification:

This request is to purchase a primary effluent pump to be used for pumping wastewater through the Rowlett Creek Wastewater Treatment Plant. The existing pump has more than 36 years of service, and replacement parts are no longer available. The requested pump is identical in size with the existing pumps; therefore, neither the support structure nor the electrical wiring will need to be modified. This will also provide redundancy and standardization of repair parts and maintenance schedules. This pump replacement was recommended as part of the Wastewater Treatment Master Plan CIP-2501.c.

Evaluation:

Xylem Water Solutions is the original equipment manufacturer and Sole Source provider of the replacement pump.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Xylem Water Solutions	All	\$169,000.00
TOTAL:		\$169,000.00

Basis for Award: Sole Source

Purchase Requisition #: 47068

Fiscal Impact

Total Project/Account:	\$11,894,244
Expended/Encumbered to Date:	6,501,164
Balance:	\$5,393,080
This Item:	169,000
Proposed Balance:	\$5,224,080

Account #: 235-4229-3302900-9007

Fund/Dept/Project – Description and Comments:

Wastewater CIP / Rowlett Creek WWTP Replacements/Mods.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP, Page 277

Budget Director Approval: Allyson Bell Steadman

Approval Date: 04/08/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/07/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. d.

Meeting Date: 04/19/2022

Item Title: Microsoft Enterprise Agreement

Submitted By: Steven Niekamp, Chief Information Officer

Bid Number: 0626-22

Purchase Justification:

This request is for Microsoft Enterprise Agreement licensing and support necessary for the City's continued and future use of Microsoft products. This approval is for annual renewals as long as the City has a need for said Agreement and funding is approved in the budget. Annual renewals will be with either SHI Government Solutions or the current Department of Information Resources (DIR) contract holder at time of renewal.

Evaluation:

The licensing and support is being provided by SHI Government Solutions, Inc., through the Department of Information Resources (DIR) Cooperative Purchasing Contract DIR-TSO-4092.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
SHI Government Solutions	All	\$1,000,626.95
TOTAL:		\$1,000,626.95

Basis for Award: Cooperative Purchase

Purchase Requisition #: 47114

Fiscal Impact

Total Project/Account: \$10,970,254
Expended/Encumbered to Date: 6,017,413
Balance: \$4,952,841
This Item: 1,000,627
Proposed Balance: \$3,952,214
Account #: 411-4514-7121
Fund/Dept/Project – Description and Comments:

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2021-22

Document Location: Page 318

Budget Director Approval: Allyson Bell Steadman

Approval Date: 04/08/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/07/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. e.

Meeting Date: 04/19/2022

Item Title: GP&L Millwood Switch Station Structures and Materials

Submitted By: Steve Martin, GP&L Transmission Director

Bid Number: 0448-22

Purchase Justification:

This request is for the purchase of two (2) steel monopoles and associated materials for construction at the Millwood Switch Station. This is part of the approved Millwood Switch Station CIP project. An Optional Contingency is included for any additional materials that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated. Texas Electric Cooperatives was considered nonresponsive due to submitting an incomplete bid. KBS Electrical Distributors, Inc., submitted the Lowest Responsible Bid.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
KBS Electrical Distributors, Inc.	All	\$232,077.92
Optional Contingency		15,000.00

TOTAL:		\$247,077.92

Basis for Award: Lowest Responsible Bid

Purchase Requisition #: 46781

Fiscal Impact

Total Project/Account:	\$8,521,000
Expended/Encumbered to Date:	2,184,923
Balance:	\$6,336,077
This Item:	247,078
Proposed Balance:	\$6,088,999

Account #: 210-3799-31801-01-6051

Fund/Dept/Project – Description and Comments:

Electric CIP / Substations Upgrades Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 294

Budget Director Approval: Allyson Bell Steadman

Approval Date: 04/08/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/07/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. f.

Meeting Date: 04/19/2022

Item Title: Ambulance Cots, Loaders and Stair Chairs

Submitted By: Mark Lee, Fire Chief

Bid Number: 0597-22

Purchase Justification:

This request is to provide ambulance equipment including four (4) powered cots with compatible auto loaders and four (4) stair chairs used for patient handling and transporting. This equipment is necessary to meet the needs for four (4) new ambulances currently being built. The four (4) ambulances were approved for replacement in the 2021 CIP.

Evaluation:

Stryker Sales Corp. is the Sole Source provider for the Stryker cots and related accessories. Garland Fire Department has standardized to the Stryker equipment for functional and operational consistency, ambulance compatibility, and interchangeability of maintenance and repair parts.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Stryker Sales Corp.	All	\$225,257.00
TOTAL:		\$225,257.00

Basis for Award: Sole Source

Purchase Requisition #: 47071

Fiscal Impact

Total Project/Account:	\$6,387,000
Expended/Encumbered to Date:	4,511,558
Balance:	\$1,875,442
This Item:	225,257
Proposed Balance:	\$1,650,185
Account #:	691-1399-1210721-9009

Fund/Dept/Project – Description and Comments:

Public Safety CIP / Ambulance Replacement

AttachmentsBid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 167

Budget Director Approval: Allyson Bell Steadman

Approval Date: 04/08/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/07/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. g.

Meeting Date: 04/19/2022

Item Title: Urban Design Plan - Valoris HealthPark Garland Medical District TIF #3

Submitted By: Ayako Schuster, Economic Development Director

Bid Number: 0651-22

Purchase Justification:

This request is for professional design services for the creation of an urban design in Valoris HealthPark including the Wellness Park.

Evaluation:

Studio Outside was selected as the Most Qualified firm for this project from RFQ 0141-20.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Studio Outside	All	\$389,080.00

TOTAL:		\$389,080.00

Basis for Award: Most Qualified

Purchase Requisition #: 47134

Fiscal Impact

Total Project/Account: \$980,000 *

Expended/Encumbered to Date: 0

Balance: \$980,000

This Item: 389,080

Proposed Balance: \$590,920

Account #: 643-1509-1004404-7101

Fund/Dept/Project – Description and Comments:

Economic Development CIP / Medical District Streetscaping

* This project will continue into 2023, and additional 2004 Bond funding is included in 2023 for the continuation of the project.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 181

Budget Director Approval: Allyson Bell Steadman

Approval Date: 04/08/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/08/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. h.

Meeting Date: 04/19/2022

Item Title: TMPA Keith Switch to Steep Hollow Transmission Line Overhead Hardware

Submitted By: Steve Martin, GP&L Transmission Director

Bid Number: 0611-21

Purchase Justification:

This request is to approve a Change Order for the purchase of tension grips and other additional overhead hardware needed for the Keith Switch to Steep Hollow Transmission Line. This is part of the approved TMPA Steep Hollow to Keith Switch Transmission Line Rebuild CIP project and will be reimbursed at 100%.

Evaluation:

KBS Electrical Distributors, Inc., was awarded the original PO 31793 in the amount of \$156,308.05 at the May 18, 2021, City Council Meeting.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
KBS Electrical Distributors, Inc.	All	\$68,436.94
TOTAL:		\$68,436.94

Basis for Award: Change Order

Purchase Requisition #: 47100

Fiscal Impact

Total Project/Account: \$12,800,000
Expended/Encumbered to Date: 1,713,086
Balance: \$11,086,914
This Item: 68,437
Proposed Balance: \$11,018,477
Account #: 215-3542-3127101-6051
Fund/Dept/Project – Description and Comments:

Electric CIP / TMPA Transmission Lines Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 288

Budget Director Approval: Allyson Bell Steadman

Approval Date: 04/08/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/07/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. i.

Meeting Date: 04/19/2022

Item Title: Bottleneck Improvements Package 1

Submitted By: Laura Dunn, Strategic Projects and Capital Portfolio Manager

Bid Number: 0413-22

Purchase Justification:

This request is to improve bottlenecks (traffic flow) at four major intersections by adding additional turning movements. The project includes improvements such as paving, signals, and pavement markings at the intersections of Broadway and I.H. 30, Garland Avenue and S.H. 190, Campbell and S.H. 190, and Forest and Jupiter. An Optional Contingency is included for any additional work that may be required. This project is part of the 2019 Bond Program and approved in the 2022 CIP.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated with Urban Infraconstruction submitting the Straight Low Bid.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Urban Infraconstruction	All	\$3,773,848.00
Optional Contingency		373,000.00

TOTAL:		\$4,146,848.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 47130

Fiscal Impact

Total Project/Account:	\$10,679,833
Expended/Encumbered to Date:	3,405,953
Balance:	\$7,273,880
This Item:	4,146,848
Proposed Balance:	\$3,127,032

Account #:

Various

Fund/Dept/Project – Description and Comments:

Street/Transportation CIP / Bottleneck Improvements - By Intersection:

Broadway & I.H. 30 Construction	651-1429-1450519-9011	\$1,292,410
Forest & Jupiter Construction	651-1429-1450619-9011	1,503,147
Campbell & S.H. 190 Construction	651-1429-1450219-9011	846,945
Garland & S.H. 190 Construction	651-1429-1450119-9011	131,346
Optional Contingency	651-1429-1450019-9011	373,000
TOTAL		\$4,146,848

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 114

Budget Director Approval: Allyson Bell Steadman

Approval Date: 04/08/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/07/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. j.

Meeting Date: 04/19/2022

Item Title: Rick Oden Park - Phase 2 Construction Services

Submitted By: Laura Dunn, Strategic Projects and Capital Portfolio Manager

Bid Number: 0976-20

Purchase Justification:

This request is for construction services at Rick Oden Park. Council previously approved Phases 1A and 1B for this project. Phase 2 includes construction of a new playground, trail, parking lots, large pavilion, public restroom building, sidewalks, site furnishings, as well as renovations to the existing basketball court. This project is part of the 2019 Bond Program and approved in the 2022 CIP. Based upon the current construction market trends and the amount of the bid award, it is estimated to require \$230,000 in additional funding in the 2023 CIP.

Evaluation:

A request for proposals for Construction Manager at Risk (CMAR) services was issued in accordance with Purchasing procedures. Three (3) proposals were received and evaluated based on the published criteria. Dean Construction (Dean Electric, Inc.) received the highest evaluated score, offering the Best Value for the City. They have submitted a Guaranteed Maximum Price (GMP) not to exceed \$4,850,024 for Phase 2.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Dean Construction (Dean Electric, Inc.)	All	\$4,850,024.00
TOTAL:		\$4,850,024.00

Basis for Award: Best Value

Purchase Requisition #: 47052

Fiscal Impact

Total Project/Account:	\$15,162,036 *
Expended/Encumbered to Date:	10,428,788
Balance:	\$4,733,248

This Item: 4,850,024
Proposed Balance: \$(116,776) **
Account #: Various

Fund/Dept/Project – Description and Comments:

* The construction of phase 2 of Rick Oden will continue into 2023, and additional 2019 Bond Funds are included in the Rick Oden Park Improvements project and Park System Parking and Park Roads program for the continuation of construction in 2023.

** The Project Management Office is estimating that an additional \$230,000 of Certificate of Obligation will need to be requested in the 2023 CIP for the Rick Oden Park Improvements project.

Park CIP

Rick Oden Park Improvements **	654-1429-1835819-9002	\$2,605,194
Sports Field/Parks Renovation Program - Rick Oden Park	654-1429-1843519-9002	279,880
Park System Parking & Park Roads - Rick Oden Park	654-1429-1848619-9002	903,293
Trail Development Program - Duck Creek Central Trail Segment 1 (Phase 1 of Rick Oden)	654-1429-1856319-9002	194,551
Trail Development Program - Duck Creek Central Trail Segment 2 (Phase 2 of Rick Oden)	654-1429-1856719-9002; 692-2499-1856700-9002	867,106
		\$4,850,024

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2022
Document Location: Proposed, Pages 81, 84, 85, & 87

Budget Director Approval: Allyson Bell Steadman Approval Date: 04/08/2022
Purchasing Director Approval: Gary L. Holcomb Approval Date: 04/07/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. k.

Meeting Date: 04/19/2022

Item Title: 2022 Garland New Sidewalk Improvements

Submitted By: Michael Polocek, Engineering Director

Bid Number: 0633-22

Purchase Justification:

This request is for professional engineering services for the design of two (2) construction packages for approximately 4.1 miles of new sidewalks and pedestrian curb ramps at eight (8) locations in the city of Garland. Scope of work includes topographic survey, limited construction phase and coordination with the City of Garland and railroad company for crossings.

Evaluation:

Hayden Consultants, Inc., was selected as the Most Qualified firm for this project from RFQ 0212-19.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Hayden Consultants, Inc.	All	\$312,962.48
TOTAL:		\$312,962.48

Basis for Award: Most Qualified

Purchase Requisition #: 47103

Fiscal Impact

Total Project/Account: \$6,322,035
Expended/Encumbered to Date: 4,620,231
Balance: \$1,701,804
This Item: 312,962
Proposed Balance: \$1,388,842
Account #: 651-1409-1417619-7101
Fund/Dept/Project – Description and Comments:

Attachments

Bid Recap

Locations Map

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 108

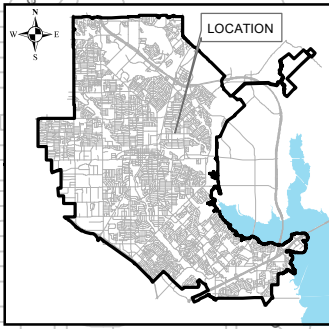
Budget Director Approval: Allyson Bell Steadman

Approval Date: 04/08/2022

Purchasing Director Approval: Gary L. Holcomb

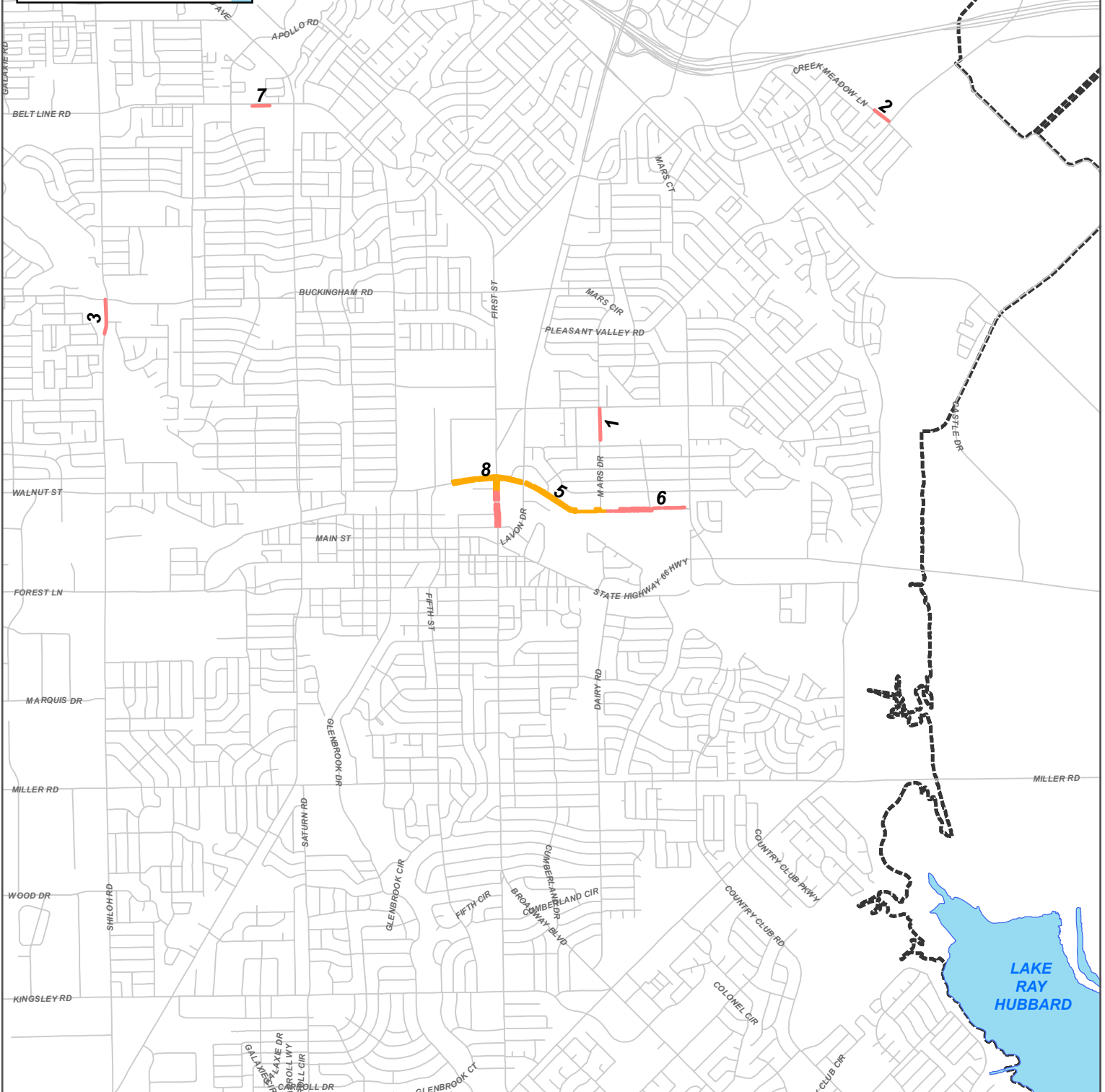
Approval Date: 04/07/2022

[illegible]



SIDEWALK_ID	LOCATION	LOCATION	PLAN
1	Mars Dr	Mars Dr from Castle Dr down South	A
2	Creek Meadow Lane	From Lone Pecan to Pleasant Valley	A
3	Buckingham/Shiloh	Shiloh Rd	A
4	First St	Katy to W State	A
5	Walnut St	From First to Mars	B
6	Walnut St	From Mars to N Country Club	A
7	Beltline Road	N Garland to Wagon Wheel	A
8	Walnut St	From 4th St to First	B

— PACKAGE A
— PACKAGE B





**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. a.

Meeting Date: 04/19/2022

Item Title: Z 21-24 Hanif Nensey (District 4)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 21-24 Hanif Nensey

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 21-24 Ordinance

Z 21-24 Exhibit A

Z 21-24 Exhibit B

Z 21-24 Exhibits C & D

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) A CHANGE IN ZONING FROM AGRICULTURAL (AG) DISTRICT TO SINGLE-FAMILY-7 (SF-7) DISTRICT AND 2) A SPECIFIC USE PROVISION FOR A GUEST HOUSE ON A 1.45-ACRE TRACT OF LAND LOCATED AT 705 EAST OATES ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 16th day of March, 2022, the Plan Commission did consider and make recommendations on a certain request for 1) a Change in Zoning from Agricultural (AG) District to Single-Family-7 (SF-7) District and 2) a Specific Use Provision for a Guest House by **Hanif Nensey**; and

WHEREAS, The City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

Now, therefore, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, that:

Section 1

The Garland Development Code is hereby amended by approving 1) a Change in Zoning from Agricultural (AG) District to Single-Family-7 (SF-7) District and 2) a Specific Use Provision for a Guest House on a 1.45-acre tract of land located at 705 East Oates Road and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

Development shall be in conformance with the conditions, restrictions, and regulations set forth in the Garland Development Code.

Section 3

That a violation of this Ordinance shall be a misdemeanor punishable in accordance with Section 10.05 of the Code of Ordinances, City of Garland, Texas.

Section 4

NOTICE OF CONDITIONS OF COMPLIANCE: Notwithstanding the provisions of any other ordinance of the City, the full, complete, and continuing compliance with all the conditions, restrictions, and regulations of this Ordinance is a condition to the issuance and continuation of any permit, approval, authorization or consent by the City, including without limitation the issuance or continuation of any certificate of occupancy for any building or structure located on any portion of the property described in Exhibit A. All promises, representations, obligations and undertakings made or assumed by the applicant to the City Council at any public presentation in connection with the granting of this Ordinance are hereby incorporated into and made a part of this Ordinance as if expressly set forth herein at length. No substantial deviation from any material portion of the conditions, restrictions, and regulations contained within this Ordinance are allowed except as may be provided by the City Council after a public hearing.

Section 5

That the Garland Development Code, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 6

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

Section 7

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

FILE NO. Z 21-24

PASSED AND APPROVED this _____ day of _____,
2022.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 21-24

BEING a 1.45-acre tract of land situated in part of Lot 38 of Rose Hill Acreage Home sites, an Addition to the City of Dallas County, Texas, according to the Map thereof recorded in Volume 7, Page 13 of the Map Records of Dallas County, Texas, being a parcel of land conveyed to the City of Garland, recorded in Instrument File No. 200900143535 of the Official Public Records of Dallas County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a found ½-inch iron rod for corner on the Northeasterly right-of-way line of E. Oates Road, being the South corner of a tract of land conveyed to Lois J. Murray, and the East corner of said City of Garland parcel;

THENCE along said right-of-way line, South 45 degrees 09 minutes 45 seconds West, a distance of 177.44 feet to a found ½-inch iron rod for corner, being the Southeastern most corner of a tract of land conveyed to Eastern Hills Baptist Church, as recorded in Instrument File No. 201000180383, of the Official Public Records of Dallas County, Texas;

THENCE leaving said right-of-way, North 44 degrees 39 minutes 41 seconds West, a distance of 356.34 feet to a found ½-inch iron rod for corner, being a reentrant corner of said Eastern Hills Baptist Church;

ZONING FILE NUMBER Z 21-24

THENCE North 44 degrees 45 minutes 14 seconds East, a distance of 176.78 feet to a found ½-inch iron rod for corner, being the Easternmost corner of said Eastern Hills Baptist Church tract, and being on the Southwest line of said Murray tract;

THENCE South 44 degrees 46 minutes 07 seconds East, a distance of 357.60 feet to a PLACE OF BEGINNING and containing 63,222 square feet or 1.45 acres of land

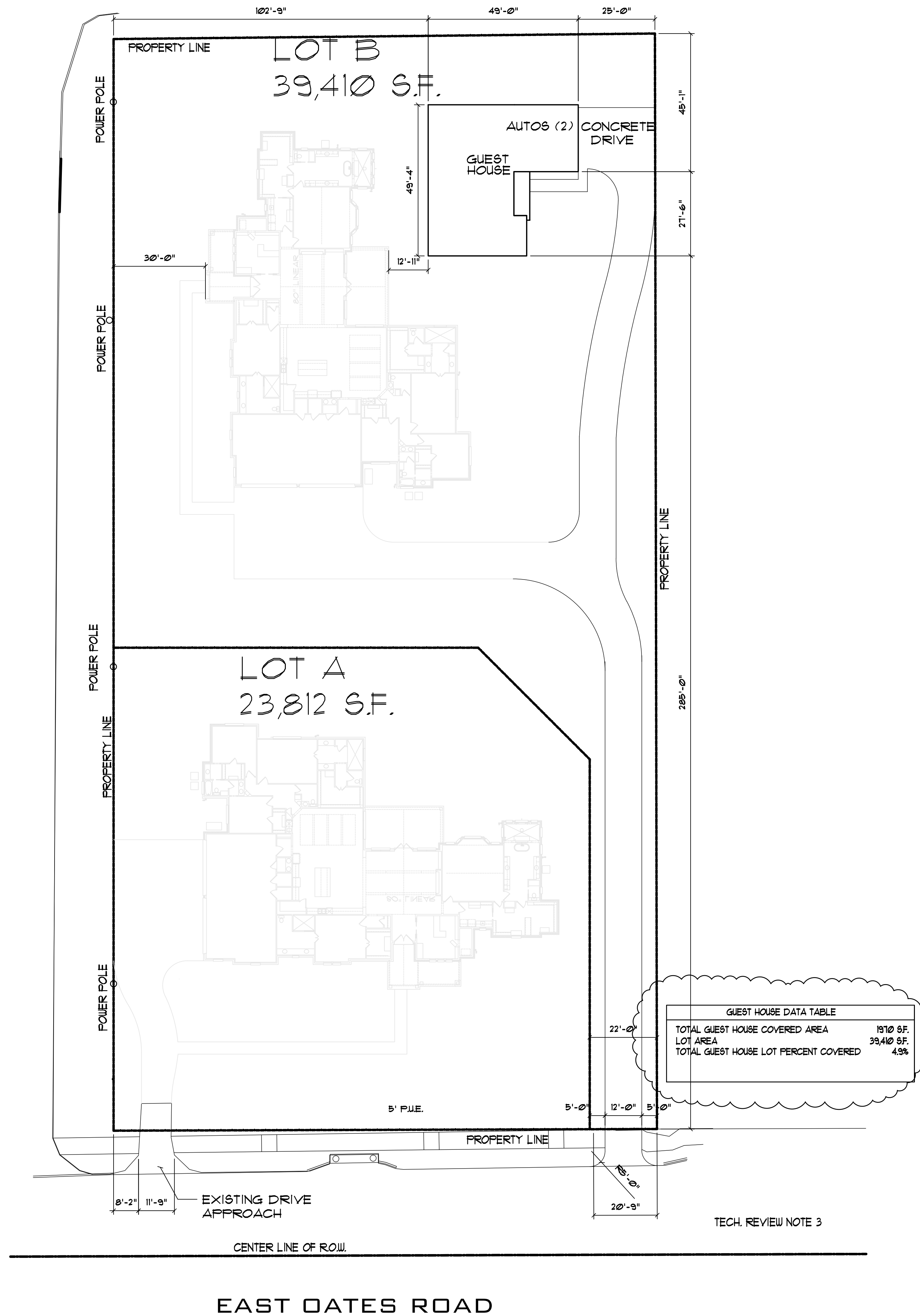
SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-24

705 East Oates Road

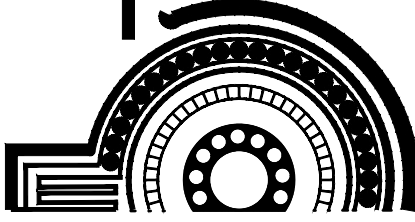
- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Guest House.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Single-Family-7 (SF-7) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
 - A. Development is to be in general conformance with the approved site plan, landscape plan, and elevations labeled Exhibit C and Exhibit D. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Use Provision:**
 - A. SUP Time Period: The Specific Use Provision for the Guest House shall be in effect for an indefinite time period.
 - B. Site Plan: The site shall be in conformance with the site layout in Exhibit C.
 - C. Building Area: The maximum building area for the Guest House shall be 1,970 square feet.
 - D. Building Elevations: Building elevations shall be in general conformance with Exhibit E.

OWNER/BUILDER TO COMPLY WITH ALL
GDC GUIDELINES FOR SF-7 ZONING



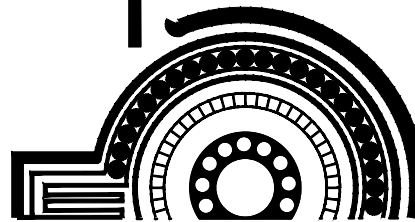
PLOT PLAN
SCALE: 1"=20'

LOT 38
ROSE HILL ACREAGE
HOMESITES
GARLAND, TEXAS
DALLAS COUNTY





- (c) Minimum Number of Design Elements. A minimum of three of the following elements, as depicted in Illustrations 4-16 and 4-17, must be incorporated into the design of each dwelling unit:
- i. Multiple pane windows featuring either divided light or simulated divided light;
 - ii. A front porch area enclosed by a railing at least thirty inches in height, and containing decorative columns at least six inches in diameter;
 - iii. Gable(s) with window(s);
 - iv. Dormer(s);
 - v. Bay windows with a minimum projection of twenty-four inches;
 - vi. Minimum 8:12 roof pitch;
 - vii. Split garage doors with a separate door for each vehicle bay; or
 - viii. Front covered porch with at least forty square feet of usable space, and a minimum depth of five feet.





**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. b.

Meeting Date: 04/19/2022

Item Title: Z 21-39 Alan Hameed (District 6)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 21-39 Alan Hameed

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 21-39 Ordinance

Z 21-39 Exhibit A

Z 21-39 Exhibit B

Z 21-39 Exhibits C-E

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) AN AMENDMENT TO PLANNED DEVELOPMENT (PD) DISTRICT 03-47; 2) A SPECIFIC USE PROVISION FOR AUTOMOBILE SALES, NEW OR USED; AND 3) A DETAIL PLAN ON A 0.4183-ACRE TRACT OF LAND LOCATED AT 3218 FOREST LANE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 21st day of February, 2022, the Plan Commission did consider and make recommendations on a certain request for 1) an Amendment to Planned Development (PD) District 03-47; 2) a Specific Use Provision for Automobile Sales, New or Used; and 3) a Detail Plan by **Alan Hameed**; and

WHEREAS, The City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

Now, therefore, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, that:

Section 1

The Garland Development Code is hereby amended by approving 1) an Amendment to Planned Development (PD) District 03-47; 2) a Specific Use Provision for Automobile Sales, New or Used; and 3) a Detail Plan on a 0.4183-acre tract of land located at 3218 Forest Lane and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

Development shall be in conformance with the conditions, restrictions, and regulations set forth in the Garland Development Code.

Section 3

That a violation of this Ordinance shall be a misdemeanor punishable in accordance with Section 10.05 of the Code of Ordinances, City of Garland, Texas.

Section 4

NOTICE OF CONDITIONS OF COMPLIANCE: Notwithstanding the provisions of any other ordinance of the City, the full, complete, and continuing compliance with all the conditions, restrictions, and regulations of this Ordinance is a condition to the issuance and continuation of any permit, approval, authorization or consent by the City, including without limitation the issuance or continuation of any certificate of occupancy for any building or structure located on any portion of the property described in Exhibit A. All promises, representations, obligations and undertakings made or assumed by the applicant to the City Council at any public presentation in connection with the granting of this Ordinance are hereby incorporated into and made a part of this Ordinance as if expressly set forth herein at length. No substantial deviation from any material portion of the conditions, restrictions, and regulations contained within this Ordinance are allowed except as may be provided by the City Council after a public hearing.

Section 5

That the Garland Development Code, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 6

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

Section 7

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

FILE NO. Z 21-39

PASSED AND APPROVED this _____ day of _____,
2022.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 21-39

BEING 0.4183 acres of land situated in the Benjamin Dye Survey, Abstract Number 415, and being a portion of Lot 1, Block 1, of Forest Lane Commercial Addition, an addition to the City of Garland, Dallas County, Texas, according to the Plat recorded in Volume 83224, Page 1955, Map Records of Dallas County, Texas, and being the same tract of land conveyed to Alan Hameed, recorded in Volume 2001236, Page 11122, of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found with plastic yellow cap stamped "D.C.A., INC." In the South line of the Forest Lane (a 126 foot right of way) and the Northeast corner of a tract of land conveyed to Dallas Area Rapid Transit, recorded in Volume 98124, Page 08841, Deed Records of Dallas County, Texas;

THENCE East, along the South line of said Forest Lane a distance of 150.00 feet to a 5/8 inch rod found with plastic yellow cap stamped "D.C.A., INC." in the Northwest corner of a tract of land conveyed to Lawrence Bearden, recorded in Volume 79183, Page 242, Deed Records of Dallas County, Texas;

THENCE South, along the West line of said Lawrence Bearden tract a distance of 97.56 feet to a 5/8 inch iron rod found

with plastic yellow cap stamped "D.C.A., INC." in the Northeast corner of a tract of land conveyed to Dallas Area Rapid Transit, recorded in Volume 99220, Page 2074, Deed Records of Dallas County, Texas;

THENCE South 72 degrees 18 minutes 01 seconds West, along the North line of said Dallas Area Rapid Transit tract, recorded in Volume 99220, Page 2074, Deed Records of Dallas County, Texas, a distance of 157.45 feet to a 5/8 inch Iron rod found with plastic yellow cap stamped "D.C.A., INC", said point being in the East line of aforementioned Dallas Area Transit tract, recorded in Volume 98124, Page 08841, Deed Records of Dallas County, Texas;

THENCE North, along the East line of sold Dallas Area Rapid Transit tract, recorded in Volume 98124, Page 08841, Deed Records of Dallas County, Texas, a distance of 145.43 feet to the POINT OF BEGINNING and containing 18,224.15 square feet or 0.4183 acres of land.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-39

3218 Forest Lane

- I. Statement of Purpose:** The purpose of this Planned Development District is to amend the Planned Development (PD) District 03-47 to allow an Automobile Sales, New or Used by Specific Use Provision.
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) District 03-47, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 03-47 and the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
 - A. Detail Plan:** Development is to be in general conformance with the approved Detail Plan set forth in Exhibit C, Exhibit D and Exhibit E. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Specific Conditions:**
 - A. Site Layout:** The development shall be in conformance with the site layout in Exhibit C.
 - B. Landscaping and Screening:** Landscaping and screening shall be in conformance with Exhibit D.
 - C. Building Elevations:** Building elevations shall be in general conformance with Exhibit E.

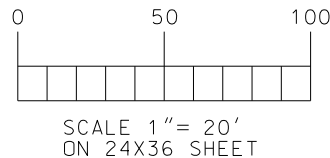
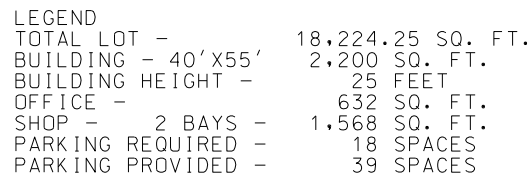
SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-39

3218 Forest Lane

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow Automobile Sales, New or Used.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) District 03-47, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 03-47 and the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Use Provision:**
- A. SUP Time Period: The Specific Use Provision for Automobile Sales, New or Used shall be in effect for five (5) years.
- B. Repairs: Any repairs on the subject property shall be restricted to Minor Automobile Repair only, as defined by the Garland Development Code. Major Automobile Repair, as defined by the Garland Development Code, is prohibited on the subject property.

EXHIBIT C

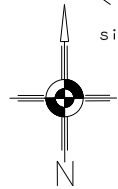


UPDATE SET November 7, 2021
AS BUILT April 20, 2004

TEXAN AUTO SALES
Alan Hameed
3218 Forest Lane
Garland, TX
972-333-8910

FOREST LANE COMMERCIAL ADDITION	
LOT 1 BLOCK 1	
3218 FOREST LANE, GARLAND, TEXAS	
SITE PLAN	
Scale: 1" = 20'	Date: 11/7/2021
Project Number:	2133 - 3

EXHIBIT D



BENCH MARK - Square cut on top of north side of transmission tower #69 base in median at west side of intersection - 614.25

TOTAL LOT - 18,224 SF
BUILDING - 2,200 SF
PAVED PARKING - 12,030 SF
LANDSCAPE AREA - 2,044 SF
PERCENT LANDSCAPE - 14.5%

FOREST LANE

Trees / Shrubs	Quantity	Type	Location
Trees 5	Live oak - 20 - 25 ft high		Front of the building
Trees 2	Live oak - 20 - 25 ft high		Side of the building facing Dart
Trees 2	Live oak - 20 - 25 ft high		Back of the building facing railroad track
Shrubs 13	Boxwood		Front behind fence
Shrubs 3	Nandina		Front behind fence
Shrubs 3	Boxwood		Front of the building
Shrubs 3	Boxwood		Side of the building facing Dart
Shrubs 4	Boxwood		Back of the building facing railroad track

ALL TREES AND SHRUBS ARE MATURE
AND TREES ARE MINIMUM CALIPER OF
12 INCHES OR GREATER.

Dallas Area
Rapid Transit
"DART"
VOL. 90177, PG4219
D.R.D.C.T.



LEGEND
⊙ LIGHTS
▨ PLANTING AREA - GRASS

**UPDATE SET November 7, 2021
AS BUILT April 20, 2004**

LINGLE ENGINEERS
Civil/Structural Engineers
Planners/Designers
Construction Managers
7001 Westchester Court, Suite 200
McKinney, TX 75072 214-544-9000

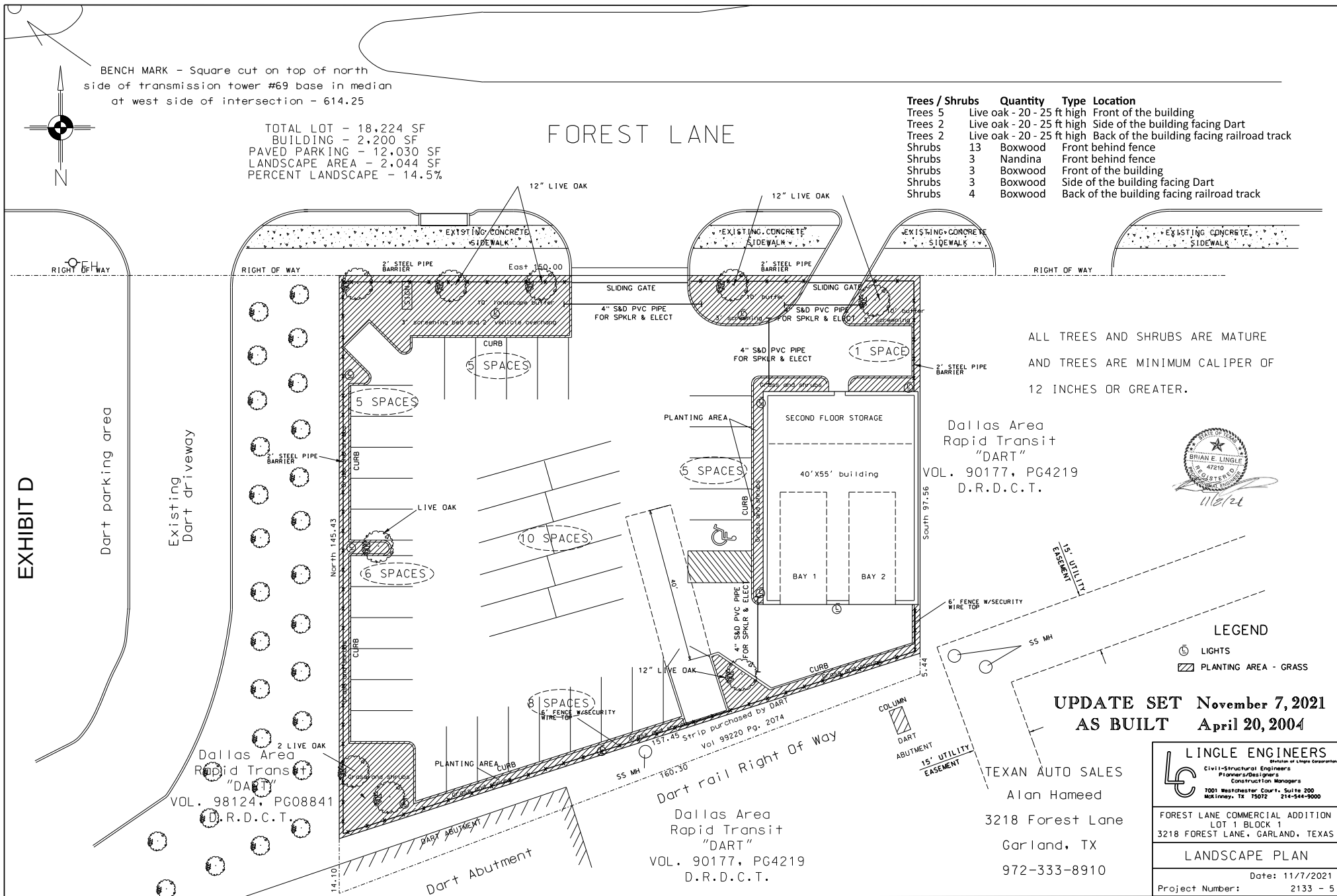
**FOREST LANE COMMERCIAL ADDITION
LOT 1 BLOCK 1
3218 FOREST LANE, GARLAND, TEXAS**

LANDSCAPE PLAN

Date: 11/7/2021
Project Number: 2133 - 5

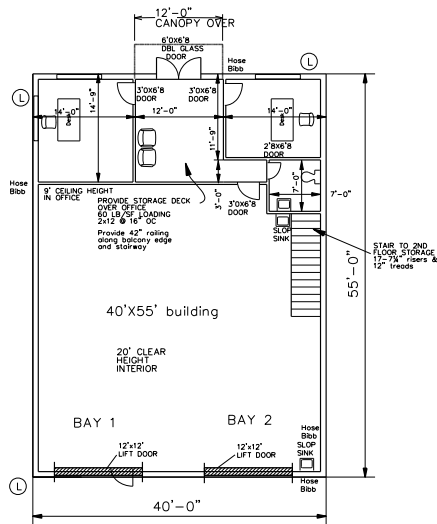
TEXAN AUTO SALES
Alan Hameed
3218 Forest Lane
Garland, TX
972-333-8910

Dallas Area
Rapid Transit
"DART"
VOL. 90177, PG4219
D.R.D.C.T.

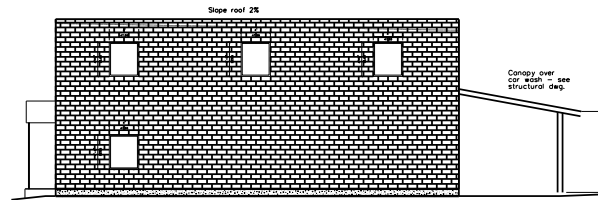


EXISTING BUILDING WITH NO CHANGES
OR REVISIONS TO THE STRUCTURE
OR SITE PLAN.

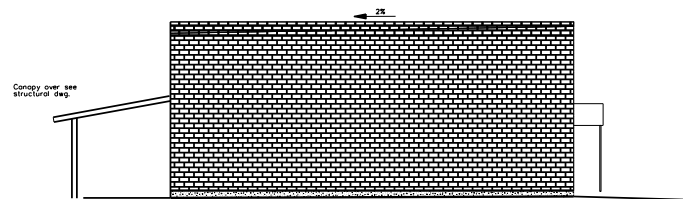
ARCHITECTURAL ELEMENTS
240 SF CANOPY AT REAR
72 SF CANOPY AT ENTRANCE
11 4'-8" X 4'-0" WINDOWS
1 3'-0" X 7'-0" ENTRANCE DOOR
2 1'-3" X 7'-0" SIDE WINDOWS
2 12'-0" X 12'-0" DRIVE DOORS



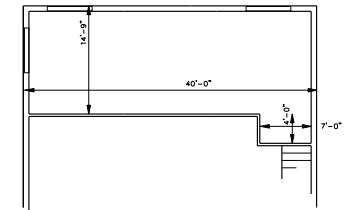
FIRST FLOOR



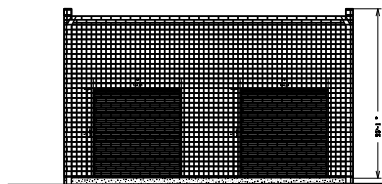
WEST ELEVATION



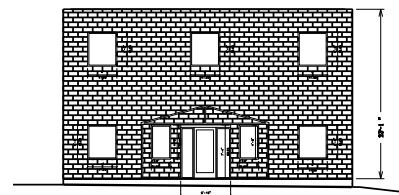
EAST ELEVATION



SECOND FLOOR
OPEN DECK AREA



SOUTH ELEVATION
SOUTH ELEVATION



NORTH ELEVATION



EXISTING BUILDING - NO CHANGES TO STRUCTURE
UPDATE PLAN November 7, 2021

Revision 1 10/12/02 Added canopy & stairs

TEXAN AUTO SALES
Alan Hameed
3218 Forest Lane
Garland, TX
972-333-8910

	LINGLE ENGINEERS Division of Lingle Corporation Civil-Structural Engineers Planners/Designers Construction Managers 1001 Westchester Court, Suite 200 McKinney, TX 75072 214-564-9000
	FOREST LANE COMMERCIAL ADDITION LOT 1 BLOCK 1 3218 FOREST LANE, GARLAND, TEXAS
BUILDING PLANS & ELEVATIONS	
Scale: 1" = 8' Date: 11/7/2021 Project Number: 2133 - 14	



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. c.

Meeting Date: 04/19/2022

Item Title: Z 21-52 OM Estates Development (District 3)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 21-52 OM Estates Development

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 21-52 Ordinance

Z 21-52 Exhibit A

Z 21-52 Exhibit B

Z 21-52 Exhibits C-E

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) A CHANGE IN ZONING FROM COMMUNITY OFFICE (CO) DISTRICT AND AGRICULTURAL (AG) DISTRICT TO A PLANNED DEVELOPMENT (PD) DISTRICT FOR MIXED USES AND 2) A DETAIL PLAN FOR MIXED USES ON A 20.223-ACRE TRACT OF LAND LOCATED AT 240 AND 250 EAST INTERSTATE 30 FREEWAY AND 328 OAKS TRAIL; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 16th day of March, 2022, the Plan Commission did consider and make recommendations on a certain request for 1) a Change in Zoning from Community Office (CO) District and Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses and 2) a Detail Plan for Mixed Uses by **OM Estates Development**; and

WHEREAS, The City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

Now, therefore, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, that:

Section 1

The Garland Development Code is hereby amended by approving 1) a Change in Zoning from Community Office (CO) District and Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses and 2) a Detail Plan for Mixed Uses on a 20.223-acre tract of land located at 240 and 250 East Interstate 30 Freeway and 328 Oaks Trail and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

Development shall be in conformance with the conditions, restrictions, and regulations set forth in the Garland Development Code.

Section 3

That a violation of this Ordinance shall be a misdemeanor punishable in accordance with Section 10.05 of the Code of Ordinances, City of Garland, Texas.

Section 4

NOTICE OF CONDITIONS OF COMPLIANCE: Notwithstanding the provisions of any other ordinance of the City, the full, complete, and continuing compliance with all the conditions, restrictions, and regulations of this Ordinance is a condition to the issuance and continuation of any permit, approval, authorization or consent by the City, including without limitation the issuance or continuation of any certificate of occupancy for any building or structure located on any portion of the property described in Exhibit A. All promises, representations, obligations and undertakings made or assumed by the applicant to the City Council at any public presentation in connection with the granting of this Ordinance are hereby incorporated into and made a part of this Ordinance as if expressly set forth herein at length. No substantial deviation from any material portion of the conditions, restrictions, and regulations contained within this Ordinance are allowed except as may be provided by the City Council after a public hearing.

Section 5

That the Garland Development Code, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 6

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

Section 7

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

FILE NO. Z 21-52

PASSED AND APPROVED this _____ day of _____,
2022.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 21-52

BEING a 20.223-acre tract of land situated in the McKinney and Williams Survey, Abstract Number 1036, in the City of Garland, Dallas County, Texas, being part of a 5.014 acre tract conveyed by Alice O. Eastman and Husband, Edgar Frank Eastman, to Russell T. Sanborn and Wife Clairenne A. Sanborn, as recorded in volume 4781, Page 433, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being part of a tract of land conveyed by M.K. Davis and wife Evelyn Ruth Davis, to Russell T. Sanborn and wife, Clairenne Sanborn, as recorded in Volume 4326, Page 244 O.P.R.D.C.T, and being part of a property deeded to Clairenne A. Sanborn by Russell T. Sanborn, as recorded in Volume 524, Page 2147 O.P.R.D.C.T, property deeded to Clairenne A. Sanborn, as recorded in volume 488 page 247 O.P.R.D.C.T, same being a tract conveyed by Clay M. Sanborn, Trustee of the Sanborn Revocable Trust to Clay M. Sanborn, Toby Sanborn Morris and Howard F. Sanborn, Recorded in Clerk's File Number 201100046984, O.P.R.D.C.T., herein after referred to as the Sanborn Tract, and all of Lot 3A, Block 2, Faulkner Circle Addition, an addition to the City of Garland, Dallas, County, Texas, as recorded in Volume 92119, Page 3787, in the Map Records, Dallas County, Texas, being more particularly described as follows:

ZONING FILE NUMBER Z 21-52

BEGINNING, at an iron rod found at the southeast corner of said Lot 3A, Block 2;

THENCE, South 88°54'57" West, with the south line of said Lot 3A, for a distance of 511.89 feet to a ½ inch rod found at the northeast corner of said Sanborn Tract;

THENCE, South 00°55'36" East, with the east line of said Sanborn Tract, passing at 137.96 feet a ½ inch iron found at the northwest corner of Lot 2, Block 1, The Robert Finch Addition, an addition to the City of Garland, Dallas County, Texas, as recorded in Volume 97086, Page 2799, in said Map Records, and continuing with the west line of said Lot 2, Block 1, for a total distance of 508.63 feet to a ½ inch iron rod found at the southeast corner of said Sanborn Tract, also being the southwest corner of said Lot 2, Block 1, being in the north line of a 30' Private Access Easement as recorded in Volume 4326, Page 229, O.P.R.D.C.T;

THENCE, South 88°50'43" West, with the south line of said Sanborn Tract and the north line of said 30' Private Access Easement, passing at 623.51 feet a ½ inch iron rod found at the northeast corner of Lot 34, Block 4, Rustic Oaks Estates No. 2, an addition to the City of Garland, Dallas County, Texas, as recorded in Volume 2002056, Page 73, in said Map Records, and continuing with said south line and the north line of said Lot 34, Block 4, passing at 670.86 feet the northwest corner of said Lot 34, Block 4, also being the northeast corner of Lot 35, Block 4, of said Rustic Oaks No. 2 Addition, continuing with said south line and the north line of said Lot 35, Block 4, passing at 682.57 feet the most northerly northwest corner of said Lot

EXHIBIT A

ZONING FILE NUMBER Z 21-52

35, Block 4, also being the northeast corner of a 3.3666 acre tract of land as recorded in Instrument Number 201900293970 O.P.R.D.C.T., continuing with said south line and with the north line of said 3.3666 acre tract for a total distance of 855.60 feet to the southwest corner of said Sanborn Tract, also being the southeast corner of Lot 1, Block 1, Destiny Christian Center, an addition to the City of Garland, Dallas County, Texas, as recorded in Document Number 20070124335 in said Map Records;

THENCE, North $00^{\circ}59'56''$ West, with the west line of said Sanborn Tract and the east line of said Lot 1, Block 1, for a distance of 967.39 feet to a $\frac{1}{2}$ inch iron rod found at the northwest corner of said Sanborn Tract and the northeast corner of said Lot 1, Block 1, also being in the south right of way line of Interstate Highway 30 (300' Right of Way);

THENCE, North $63^{\circ}34'00''$ East, with the north line of said Sanborn Tract and the south line of said Interstate Highway 30, for a distance of 392.09 feet; to a $\frac{1}{2}$ inch rod found at the most northerly northeast corner of said Sanborn Tract, also being the northwest corner of Lot 1, Block 2, Faulkner Circle First Replat, an addition to the City of Garland, Dallas County, Texas, as recorded in Volume 83119, Page 1966 in said Map Records;

THENCE, South $26^{\circ}26'00''$ East, departing said south right of way line, and with the east line of said Sanborn Tract and the west line of said Lot 1, Block 2, for a distance of 24.68 feet to a $\frac{1}{2}$ inch iron rod found;

EXHIBIT A

ZONING FILE NUMBER Z 21-52

THENCE, South 00°59'27" East, with said east and west lines, for a distance of 416.30 feet to a ½ inch iron rod found at the southwest corner of said Lot 2, Block 2, also being the most westerly northwest corner of Lot 3A, Block 2, Faulkner Circle, an addition to the City of Garland as recorded in Volume 92119, Page 3787, in said Map Records;

THENCE, North 45°17'33" East, with the south line of said Lot 1, Block 2 and the north line of said Lot 3A, Block 2, for a distance of 307.00 feet to a ½ inch iron rod found in the north line of said Lot 3A, Block 2, also being the southwest corner of Lot 4A, Block 2, of said Faulkner Circle Addition;

THENCE , South 44°42'27" East, departing the south line of said Lot 1, Block 2, and with the north line of said Lot 3A, Block 2 and the south line of said Lot 4A, Block 2, for a distance of 19.27 feet to a ½ inch iron rod found;

THENCE, South 35°46'40" East, continuing with said north and south lines, for a distance of 26.02 feet to a ½ inch iron rod found;

THENCE, South 44°42'27" East, for a distance of 182.49 feet to a ½ inch iron rod found at the southeast corner of said Lot 4A, Block 2, also being the southwest corner of Lot 5A, Block 2, of said Faulkner Circle Addition;

THENCE, South 69°57'03" East, with the north line of said Lot 3A, Block 2, and the south line of said Lot 5A, Block 2, passing at 246.28 feet the southeast corner of said Lot 5A, Block 2, also being the southwest corner of Lot 6A, Block 2,

EXHIBIT A

ZONING FILE NUMBER Z 21-52

of said Faulkner Circle Addition, for a total distance of 258.03 feet to a ½ inch iron rod found at the most southerly corner of said Lot 6A, Block 2;

THENCE, North 08°02'52" East, with the north line of said Lot 3A, Block 2, and the south line of said Lot 6A, Block 2, for a distance of 83.72 feet to a ½ inch iron rod found;

THENCE, South 81°57'08" East, with said north and south lines, for a distance of 187.00 feet to a ½ inch iron rod found at the southeast corner of said Lot 6A, Block 2;

THENCE, North 08°02'52" East, with the north line of said Lot 3A, Block 2, and the east line of said Lot 6A, Block 2, for a distance of 71.74 feet to a ½ inch iron rod found;

THENCE, South 81°57'08" East, with the north line of said Lot 3A, Block 2, and the south line of said Lot 6A, Block 2, passing at 12.26 feet the southwest corner of Lot 7A, Block 2, of said Faulkner Circle Addition, continuing with the north line of said Lot 3A, Block 2 and the south line of said Lot 7A, Block 2, for a total distance of 166.28 feet to a ½ inch iron rod found;

THENCE, South 86°30'21" East; with said north and south lines, for a distance of 31.43 feet to a ½ inch iron rod found at the northeast corner of said Lot 3A, Block 2, and the southeast corner of said Lot 7A, Block 2, being in the west line of a 5.5424 acre tract of land as recorded in Volume 2002050, Page 3133, O.P.R.D.C.T;

EXHIBIT A

ZONING FILE NUMBER Z 21-52

THENCE, South $03^{\circ}29'33''$ West, with the east line of said Lot 3A, Block 2, and the west line of said 5.5424 acre tract, passing at 21.94 feet the southwest corner of said 5.5424 acre tract, also being the northwest corner of a 5.00 acre tract of land as recorded in Volume 99167, Page 299, O.P.R.D.C.T, for a total distance of 233.95 feet to the POINT OF BEGINNING and containing 20.223 acres of land.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-52

**240 and 250 East Interstate 30 Freeway
328 Oaks Trail**

I. Statement of Purpose: The purpose of this Planned Development is to approve a mixed-use development.

II. Statement of Effect: This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of the Multi-Family (MF) District and Single-Family Attached (SFA) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C through Exhibit E. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.

V. Specific Conditions:

A. Permitted Uses: Multi-Family Use and Single-Family Attached Use are permitted. In addition ground floor commercial use is permitted within Building 1.

The following commercial uses are permitted in the ground-floor level of Building 1:

- Office, General
- Medical and Dental Office/Clinic
- Retail Store
- Restaurant without Drive-Through
- Studio, Fitness or Performing Arts
- Personal Services

In addition, Building 17 shall be used as a management office and a secondary clubhouse.

B. Site Plan: The site layout, building placement, parking, and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.

C. Phases: The proposed development may be completed in five (5) phases.

- Phase 1: Buildings 1 through 3 (multi-family, commercial and clubhouse) and the associated walking paths and swimming pool.
- Phase 2: Building 4 (multi-family)
- Phase 3: Buildings 6 through 9 (townhomes) including the pond and leisure area
- Phase 4: Buildings 5 and 17 (multi-family) and leisure area
- Phase 5: Buildings 10 through 16 (townhomes)

D. Dwelling Units: A total of 300 dwelling units shall be permitted for the Multi-Family development.

A total of fifty-eight (58) Single-Family Attached units shall be permitted.

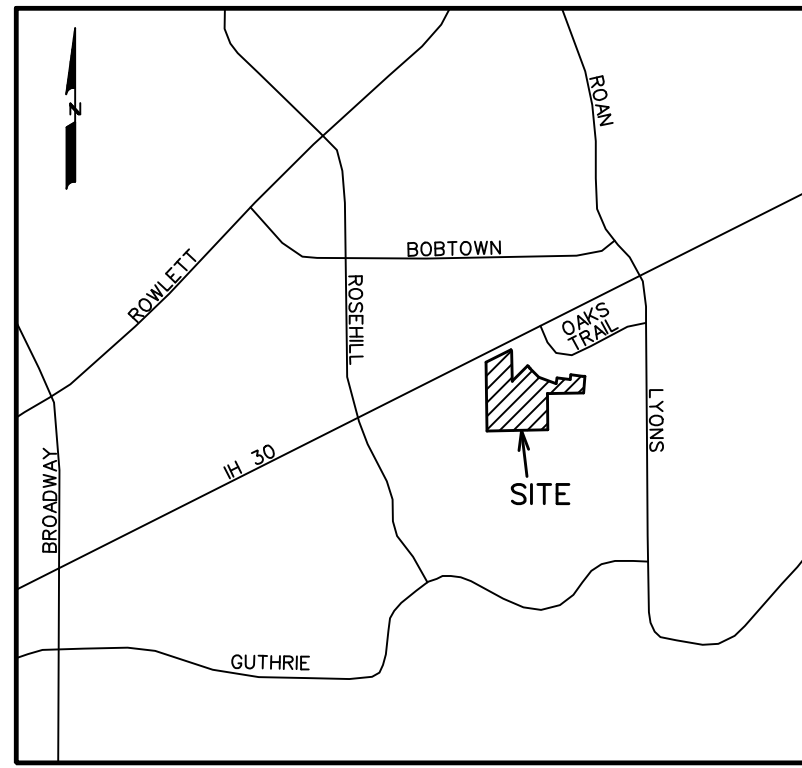
E. Density: The maximum density for the Multi-Family development shall be twenty-six (26) dwelling units per acre.

F. Building Height: The maximum building height for the Multi-Family development shall be fifty-three (53) feet.

G. Garage Setback: The garage setback for the front-loaded townhomes shall be fifteen (15) feet. In addition, the five (5)-foot garage offset is required.

- H. Attached Units: A maximum of seven (7) Single-Family Attached units are allowed for Buildings 6, 9 and 16.
- I. Lot Depth: The minimum lot depth for the Single-Family Attached development shall be seventy-five (75) feet.
- J. Parking: Angled Parking shall be permitted in the proposed Right-Of-Way as generally shown on Exhibit C.
- K. Amenities: Amenities shall be provided as shown on the Exhibits C and D.
- L. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
- M. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.
- N. Lighting: All pedestrian pathways shall be lighted per the Garland Development Code standards.
- O. Pedestrian Pathways: The pedestrian pathways shall be constructed as shown on Exhibit C and Exhibit D.
- P. Alleys: Alleys shall not be required for twenty-five (25) Single-Family Attached lots.
- Q. Signage: All signage shall comply with the standards in the Garland Development Code.
- R. Homeowners Association for Townhomes: A Homeowners Association shall be incorporated, and each lot/homeowner shall be a mandatory member. The bylaws of this association shall establish a system of payment of dues; a system of enforcement of its rules and regulations; shall establish a clear and distinct definition of the responsibility of each member; shall provide that each homeowner whose property abuts a screening wall or perimeter fence is jointly and severally obligated with the Homeowners Association for maintenance of the screening wall or perimeter fence to the extent of the abutting ownership; and other provisions as deemed appropriate to secure a sound and stable association.

- S. Maintenance of Open/Common Space, Landscaped Areas, Entry Features, Access Easements, Screening Walls/Fences in HOA Lots or Wall/Fence Maintenance Easements And Amenities In HOA Lots: Maintenance of all open/common space, landscaped areas, entry features, access easements, screening walls/fences in HOA lots or wall/fence maintenance easements and amenities in HOA lots shall be the responsibility of the Homeowners Association and, to the extent of the abutting ownership, the joint and several obligation of an abutting homeowner.
- T. Required Assessments: If the Homeowners Association fails to perform the above-described maintenance due to lack of funds, the Homeowners Association shall assess members on a pro rata basis for the cost of performing such maintenance and shall thereafter promptly and diligently perform the maintenance required.



VICINITY MAP
NOT TO SCALE

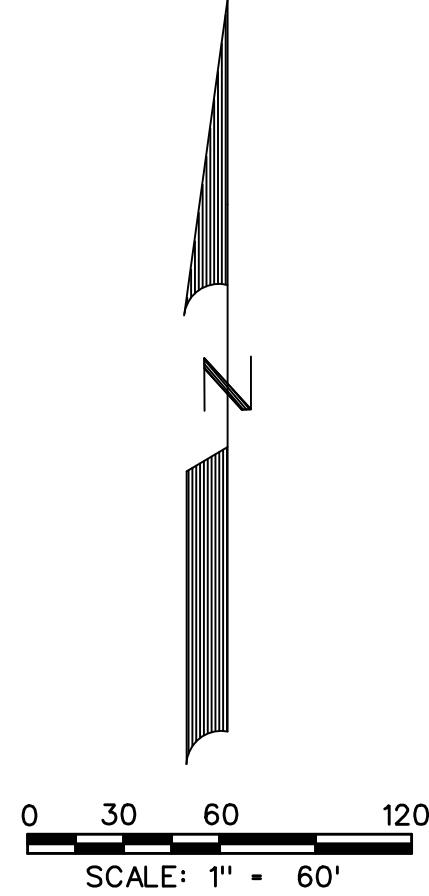
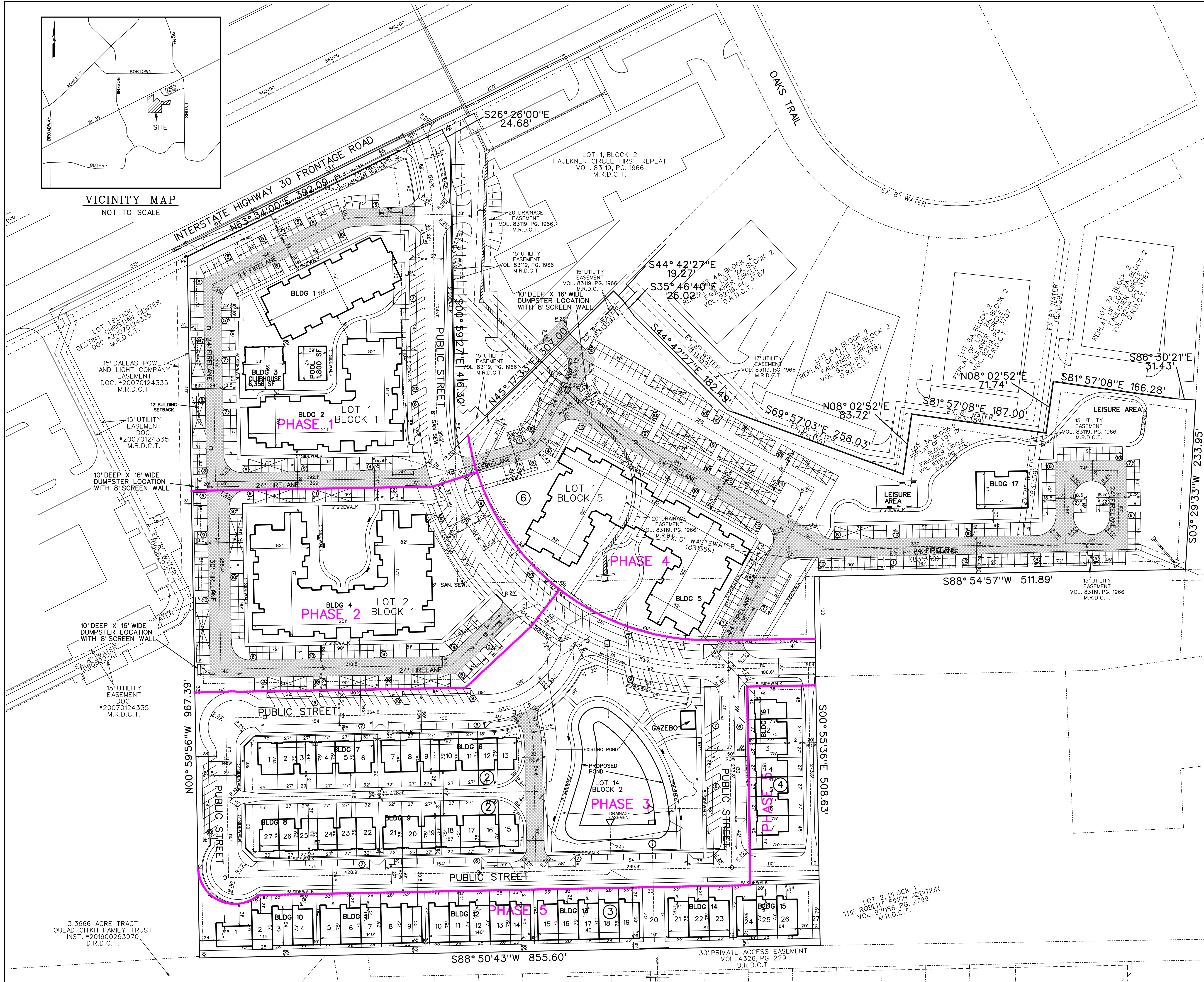


EXHIBIT C

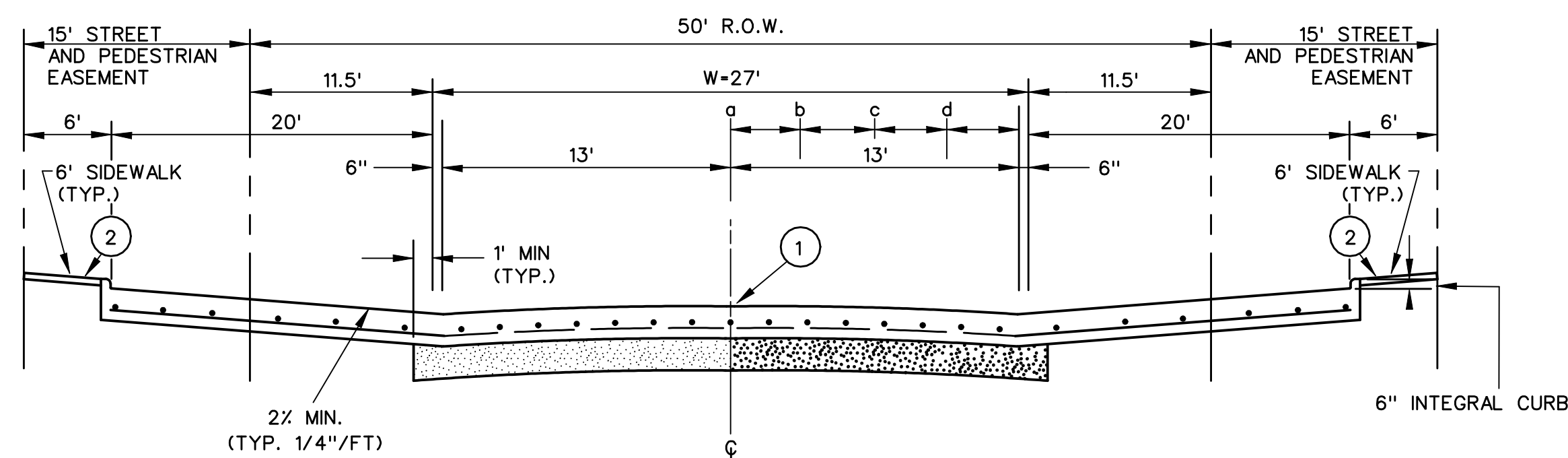


- NOTES:
1. ALL PROPOSED PAVEMENT IS CONCRETE.
 2. ALL FIRE LANES ARE ACCESS AND UTILITY EASEMENTS.

- FIRE LANE
- PARKING SPACE COUNT

CASE NUMBER 210729-2
SITE PLAN
URBAN VILLAGE AT ROSEHILL
240 E. IH 30 FRWY
EXISTING ZONING - CO AND AG
PROPOSED ZONING - PD
SITUATED IN THE
MCKINNEY & WILLIAMS SURVEY
ABSTRACT NO. 1036
IN THE
CITY OF GARLAND
DALLAS COUNTY, TEXAS
APPLICANT/OWNER
OM ESTATES DEVELOPMENT
310 E INTERSTATE 30, SUITE M109
GARLAND, TX 75043
214-758-0227
PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS FIRM #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
(972)-396-1200

FEBRUARY 2022 SCALE: 1"=40'



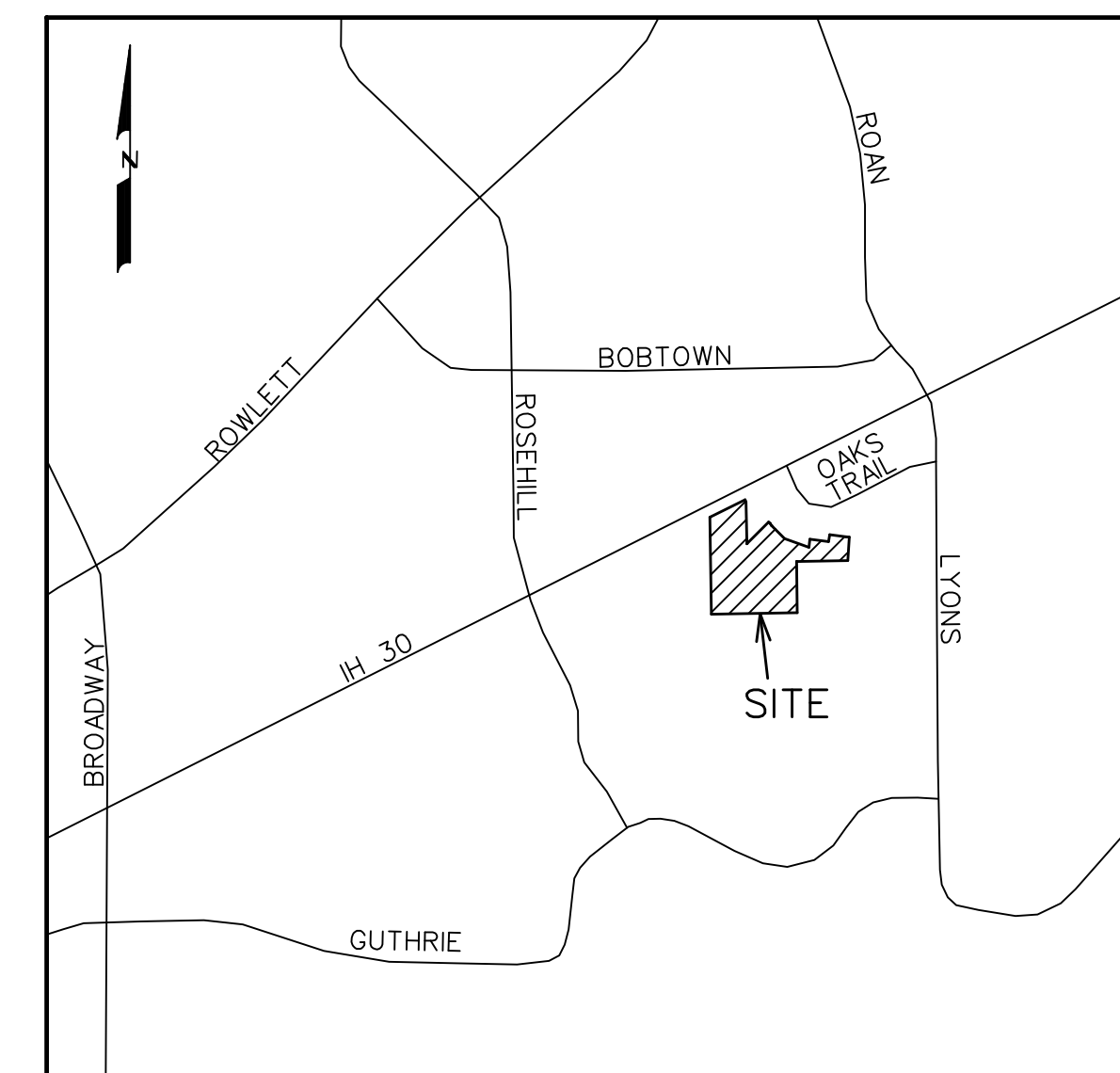
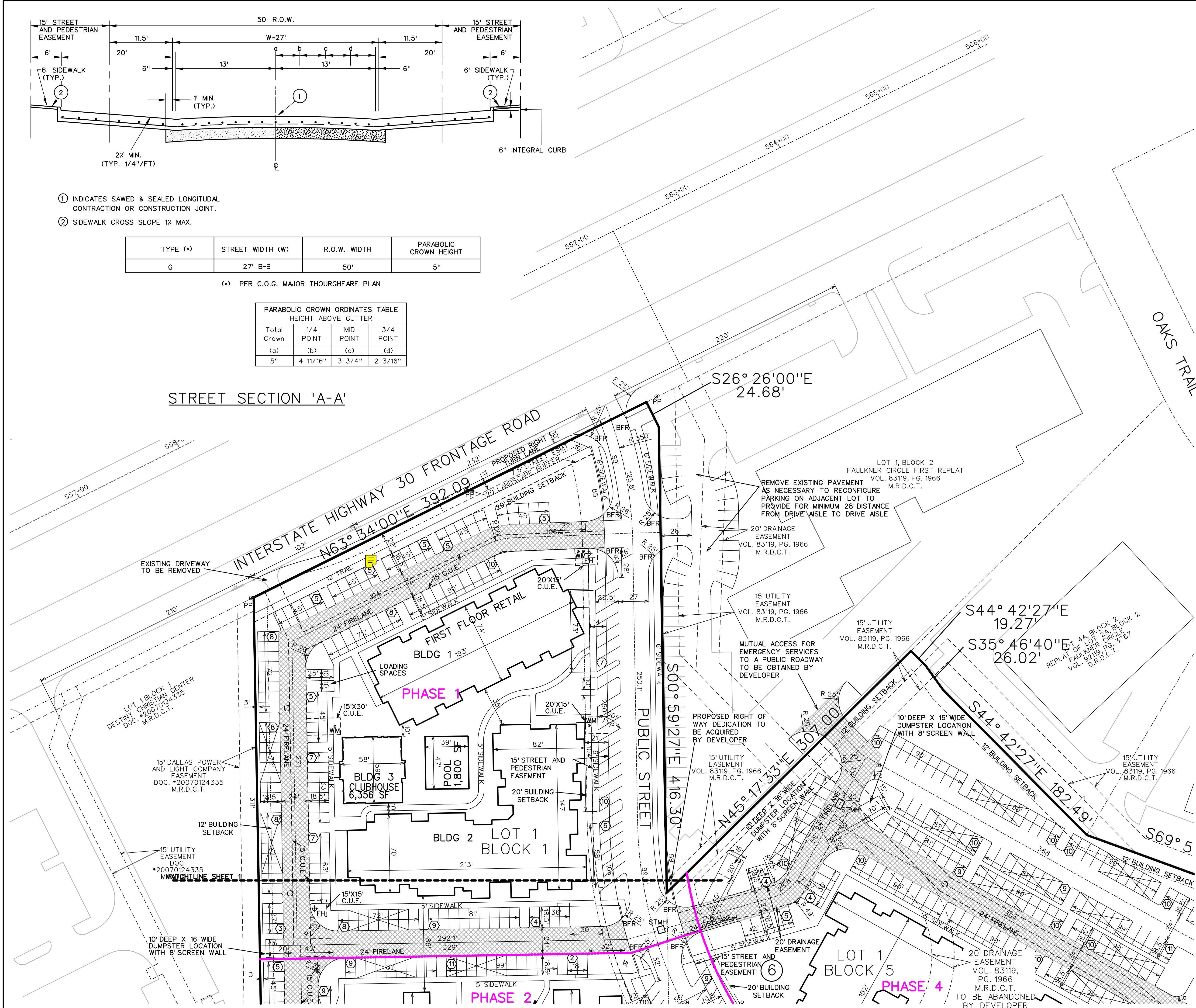
- ① INDICATES SAWED & SEALED LONGITUDINAL
CONTRACTION OR CONSTRUCTION JOINT.
- ② SIDEWALK CROSS SLOPE 1% MAX.

TYPE (*)	STREET WIDTH (W)	R.O.W. WIDTH	PARABOLIC CROWN HEIGHT
G	27' B-B	50'	5"

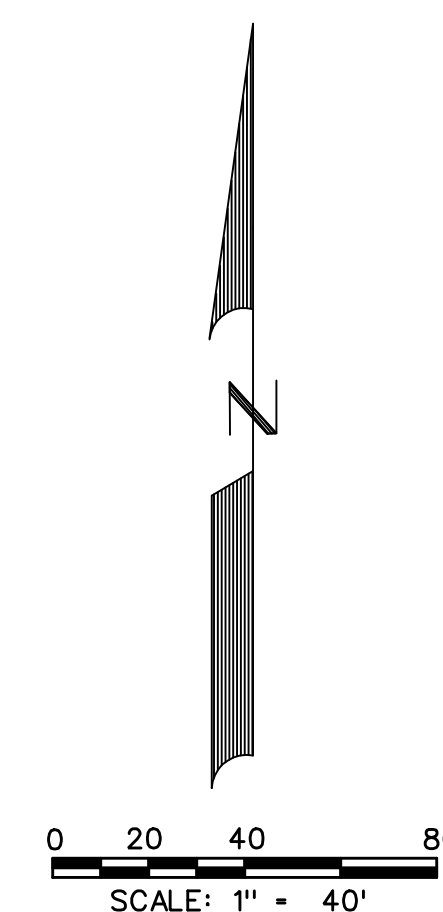
(*) PER C.O.G. MAJOR THOURGHFARE PLAN

Total Crown	1/4 POINT	MID POINT	3/4 POINT
(a)	(b)	(c)	(d)
5"	4-11/16"	3-3/4"	2-3/16"

STREET SECTION 'A-A'



VICINITY MAP
NOT TO SCALE



- NOTES:
1. ALL PROPOSED PAVEMENT IS CONCRETE.
 2. ALL ANGLED PARKING LOCATED WITHIN THE PUBLIC R.O.W SHALL BE MAINTAINED BY THE OWNER OF THE ADJACENT LOT AND SHALL REQUIRE AN EXECUTED LICENSE AGREEMENT WITH THE ENGINEERING DEPARTMENT PRIOR TO SITE PERMIT ISSUANCE.

STMH - STORM SEWER MANHOLE
SSMH - SANITARY SEWER MANHOLE
FH - FIRE HYDRANT
C.U.E. - CITY UTILITY EASEMENT
WM - WATER METER

 - FIRE LANE

 - PARKING SPACE COUNT

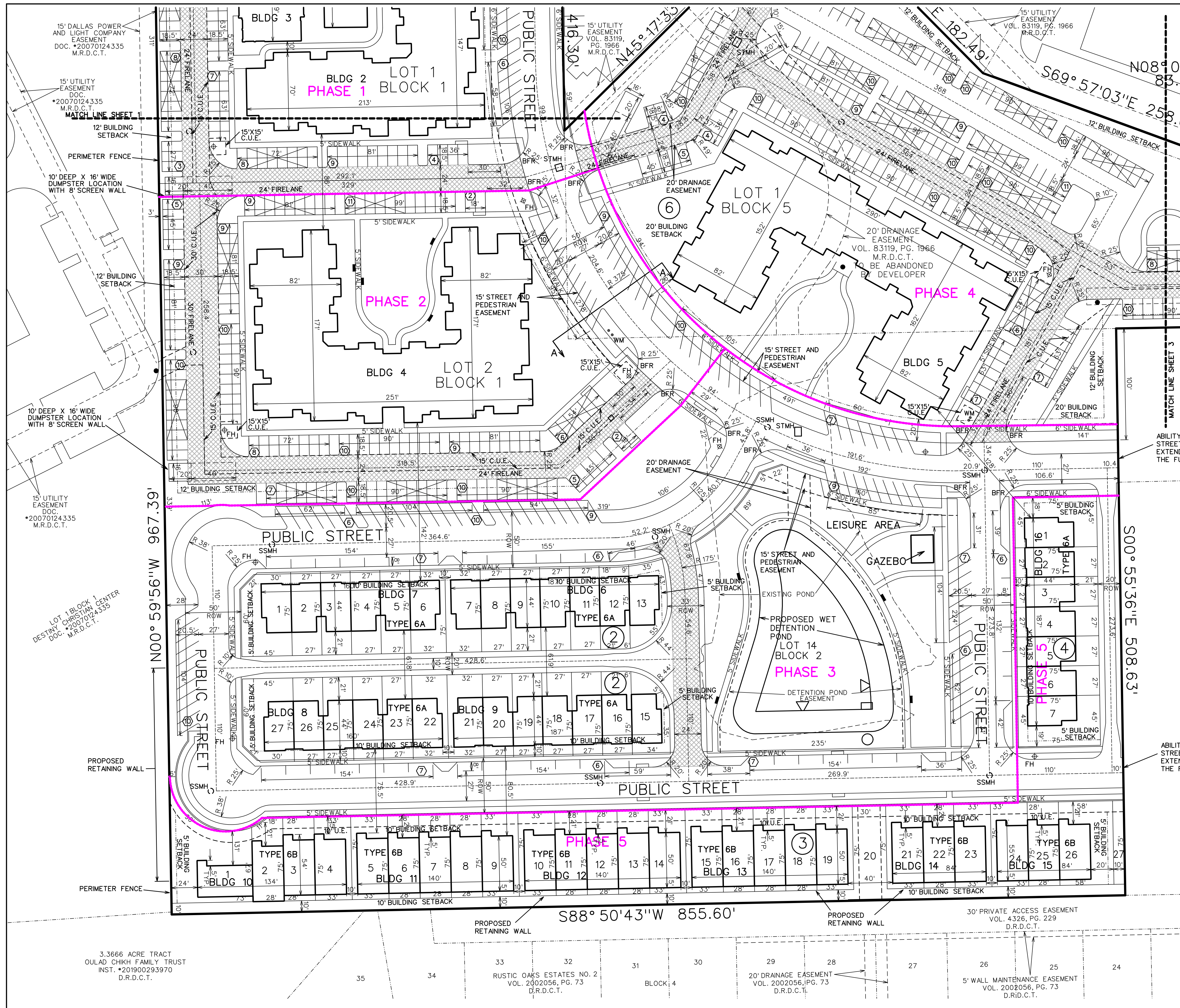
CASE NUMBER 210729-2
SITE PLAN
URBAN VILLAGE AT ROSEHILL

240 E. IH 30 FRWY
EXISTING ZONING - CO AND AG
PROPOSED ZONING - PD
SITUATED IN THE
MCKINNEY & WILLIAMS SURVEY
ABSTRACT NO. 1036
IN THE
CITY OF GARLAND
DALLAS COUNTY, TEXAS

APPLICANT/OWNER
OM ESTATES DEVELOPMENT
310 E INTERSTATE 30, SUITE M109
GARLAND, TX. 75043
214-758-0227

PREPARED BY
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FEBRUARY 2022 SCALE: 1"=40' SHEET 1 OF 3



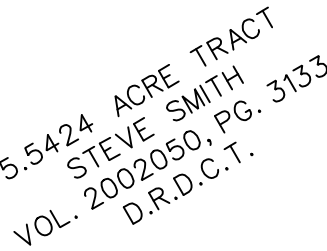
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FH - FIRE HYDRANT
WM - WATER METER
C.U.E. - CITY UTILITY EASEMENT

- FIRE LANE
 - PARKING SPACE COUNT

ABILITY FOR STREET TO BE EXTENDED IN THE FUTURE

CASE NUMBER 210729-2
SITE PLAN
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240 E. IH 30 FRWY
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[illegible]

Parking Required		Total Units/sf	
Multifamily	1.5 per 1 Bedroom	200	300 spaces
	2 per 2 bedroom	100	200 spaces
Restaurant	1 per 100 square feet	5000	50 spaces
Retail	1 per 250 square feet	8150	33 spaces
Office	1 per 300 square feet	5000	17 spaces
Townhome Resident	2 per unit (garage)	58	116 spaces
Townhome Guest	1 per 4 units	58	15 spaces
		Total	731 spaces

Multifamily Covered Parking Required	50% of total	250 spaces
Multifamily Covered Parking Provided	50%	250 spaces

Townhome Common Area Calculations	
Total Townhome Area=	321,592 sf
10% Common Area Req'd=	32,159 sf
Common Area Provided=	53,277 sf
	16.6%

STMH - STORM SEWER MANHOLE
SSMH - SANITARY SEWER MANHOLE
FH - FIRE HYDRANT
WM - WATER METER
C.U.E. - CITY UTILITY EASEMENT

NOTES:

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-  - FIRE LANE
-  - PARKING SPACE COUNT

CASE NUMBER 210729-2
SITE PLAN

URBAN VILLAGE AT ROSEHILL

240 E. IH 30 FRWY
EXISTING ZONING - CO AND AG
PROPOSED ZONING - PD

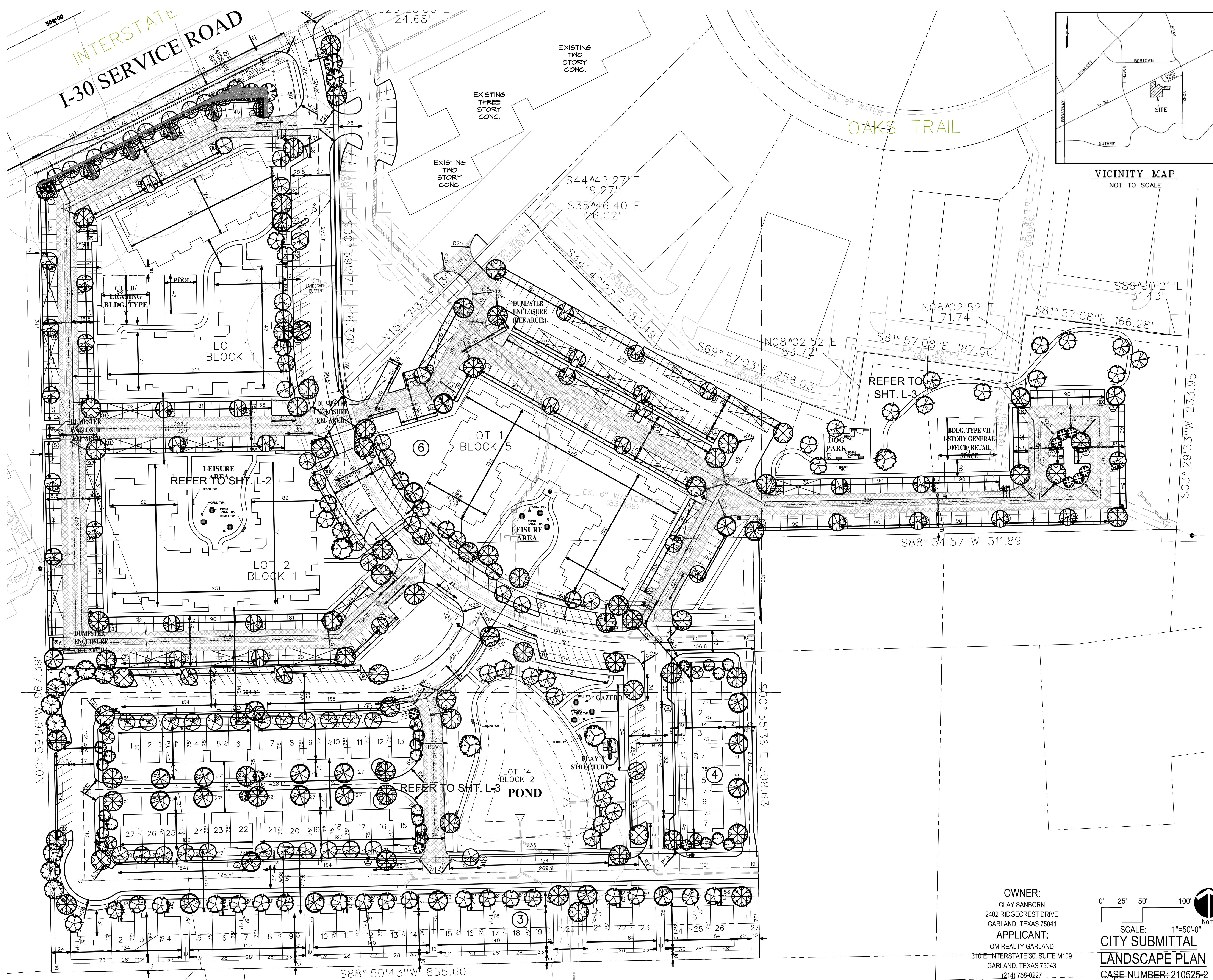
MCKINNEY & WILLIAMS SURVEY
ABSTRACT NO. 1036

CITY OF GARLAND
DALLAS COUNTY, TEXAS

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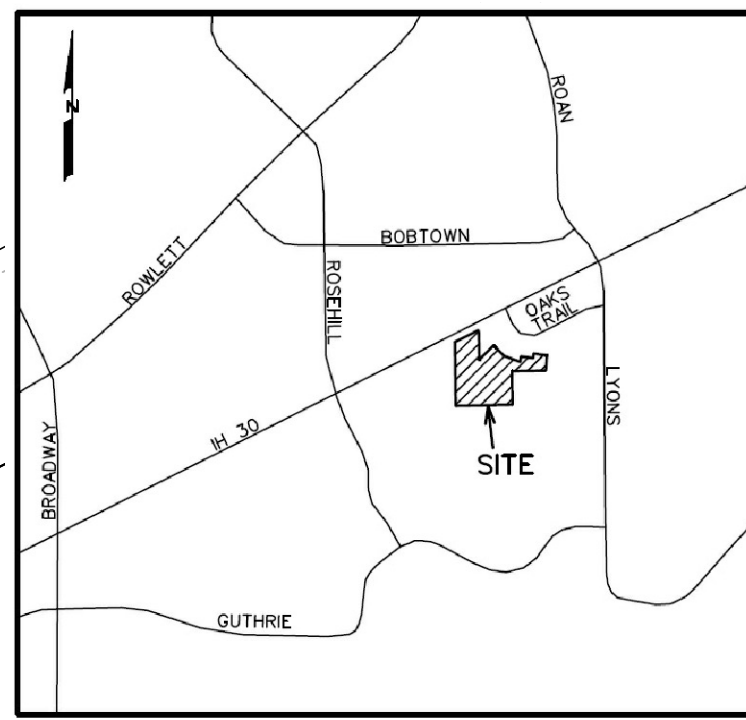
PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS FIRM #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
(972)-396-1200

EXHIBIT D



OWNER:
CLAY SANBORN
2402 RIDGECREST DRIVE
GARLAND, TEXAS 75041
APPLICANT:
OM REALTY GARLAND
3110 E. INTERSTATE 30, SUITE M109
GARLAND, TEXAS 75043
(214) 758-0227

0' 25' 50' 100'
SCALE: 1"=50'-0"
CITY SUBMITTAL
LANDSCAPE PLAN
CASE NUMBER: 210525-2



VICINITY MAP
NOT TO SCALE

URBAN VILLAGE AT ROSEHILL

I-30 FRONTAGE ROAD
GARLAND, TEXAS

PROJECT NAME
URBAN VILLAGE AT ROSEHILL
PROJECT NUMBER
21-062
REVISIONS

CITY COMMENTS 12/07/21
CITY COMMENTS 11/02/22
CITY COMMENTS 2/8/22

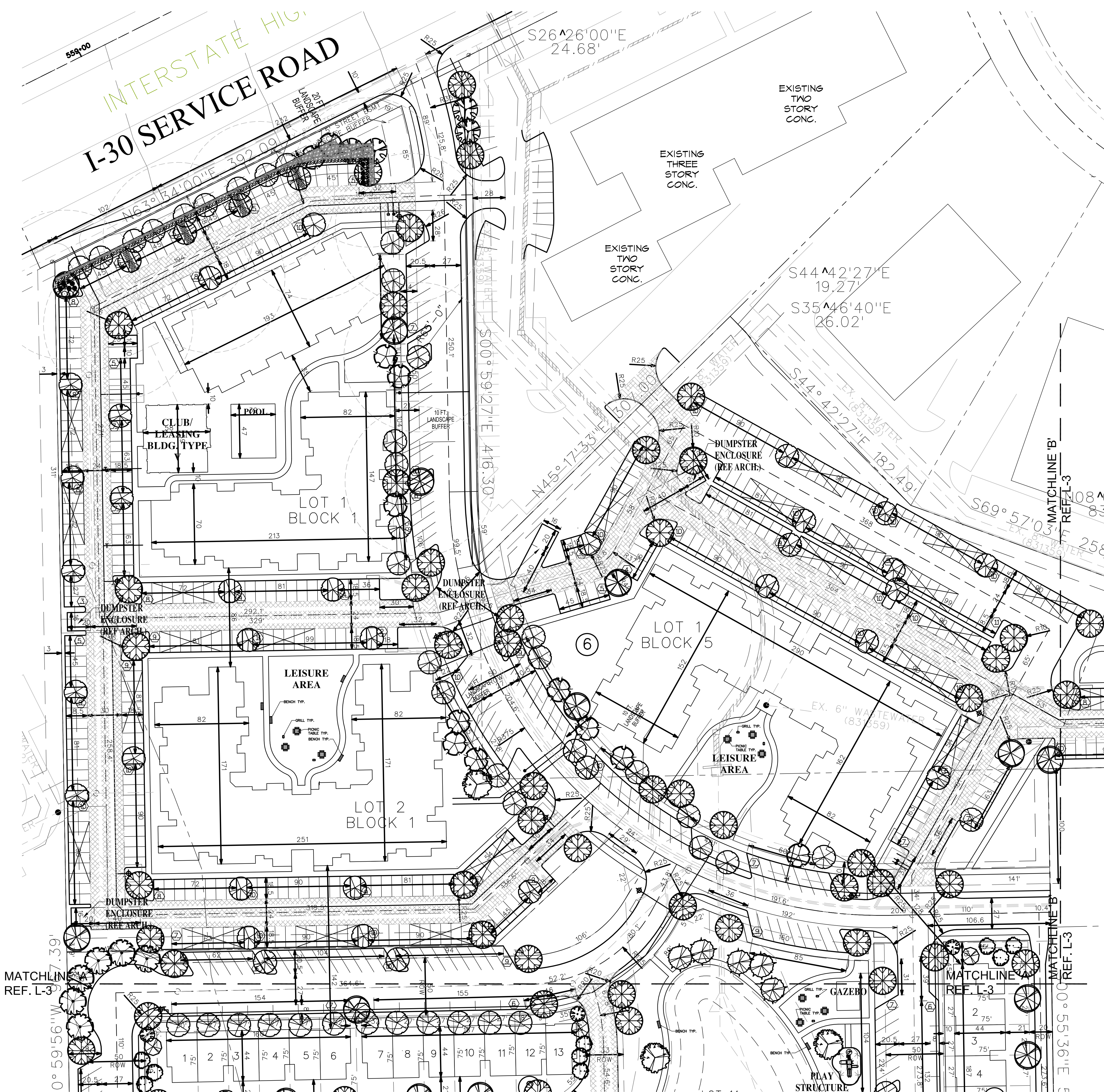


PROJECT NAME
URBAN VILLAGE
AT ROSEHILL
I-30 FRONTAGE ROAD
GARLAND, TEXAS

RICKY D. PETTY
LANDSCAPE ARCHITECT
7720 ALTO CARO DRIVE
DALLAS, TEXAS 75248
PHONE: (214) 543-5265
e-mail: rickyp@rdpetty.com

TITLE
LANDSCAPE
DATE
OCTOBER 21, 2021
SCALE
1" = 50'-0"
SHEET

EXHIBIT D



- SHADE TREES**
- Bald Cypress
 - Bur Oak
 - Cedar Elm
 - Chinese Pistache
 - Chinquapin Oak
 - Live Oak
 - Southern Magnolia
 - Shumard Red Oak
- ORNAMENTAL TREES**
- Crapemyrtle 'Watermelon Red'
 - Oklahoma Redbud
 - Savannah Holly
 - Tree Yaupon Holly
- SHRUBS**
- Abelia 'Edward Goucher'
 - Dwarf Burford Holly
 - Nellie R. Stevens Holly
 - Red Yucca
 - SoftLeaf Yucca
- ORNAMENTAL GRASSES**
- Texas Sedge
- LAWN GRASSES**
- Bermuda
- MISCELLANEOUS**
- Decomposed Granite

OWNER:
CLAY SANBORN
2402 RIDGECREST DRIVE
GARLAND, TEXAS 75041
APPLICANT:
OM REALTY GARLAND
310 E. INTERSTATE 30, SUITE M109
GARLAND, TEXAS 75043
(214) 758-0227

SCALE: 1"=40'-0"
CITY SUBMITTAL
LANDSCAPE PLAN
CASE NUMBER: 210525-2

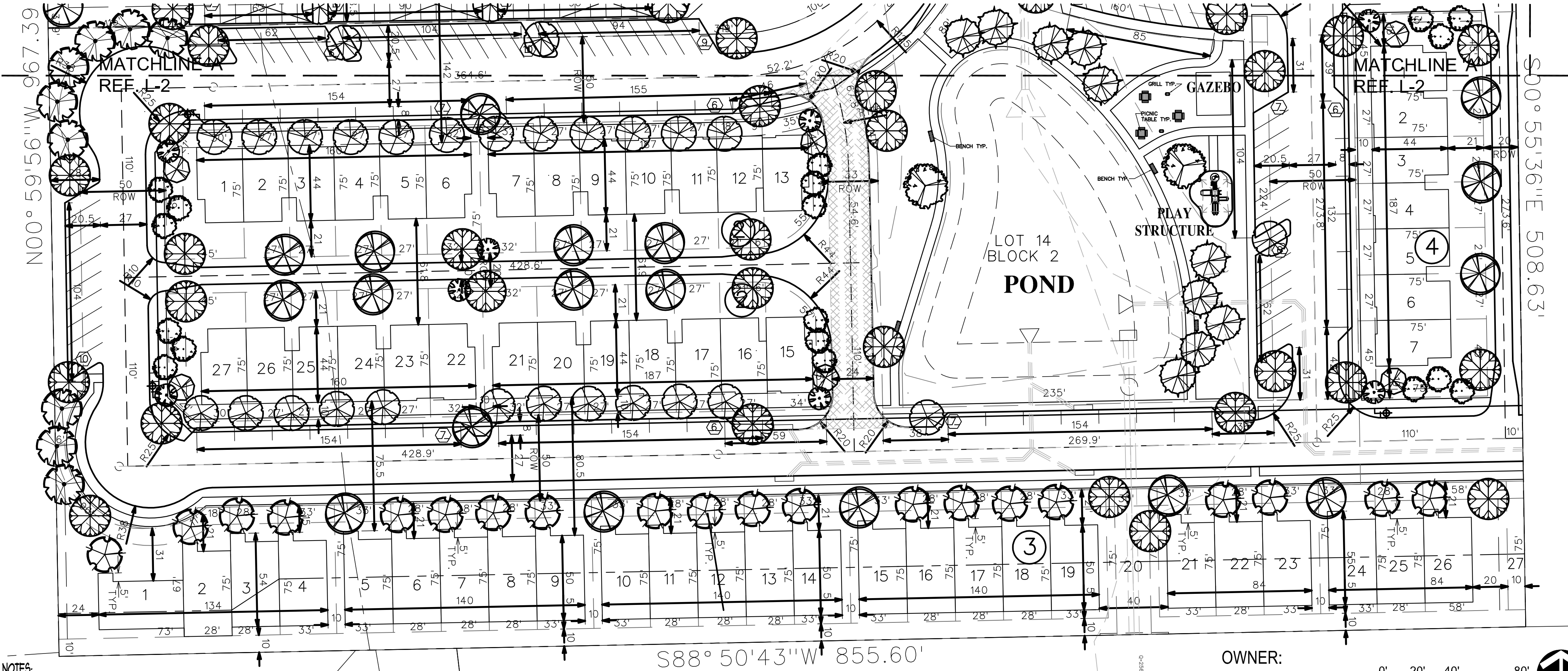
PLANT SCHEDULE					
ABB	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	NOTES
Shade Trees					
BC	Taxodium distichum	Bald Cypress	16 EA.	#100, 4" cal. Min., 14' Ht. min., 7" Spread min.	Container., Single trunk, Well branched with Central Leader, 6' branching height
BO	Quercus macrocarpa	Bur Oak	4 EA.	#100, 4" cal. Min., 14' Ht. min., 7" Spread min.	Container., Single trunk, Well branched with Central Leader, 6' branching height
CE	Ulmus crassifolia	Cedar Elm	98 EA.	#100, 4" cal. Min., 14' Ht. min., 7" Spread min.	Container., Single trunk, Well branched with Central Leader, 6' branching height
CO	Quercus muhlenbergii	Chinquapin Oak	4 EA.	#100, 4" cal. Min., 14' Ht. min., 7" Spread min.	Container., Single trunk, Well branched with Central Leader, 6' branching height
CP	Pistacia chinensis	Chinese Pistache	39 EA.	#100, 4" cal. Min., 14' Ht. min., 7" Spread min.	Container., Single trunk, Well branched with Central Leader, 6' branching height
LO	Quercus virginiana	Live Oak	72 EA.	#100, 4" cal. Min., 14' Ht. min., 7" Spread min.	Container., Single trunk, Well branched with Central Leader, 6' branching height
MG	Magnolia grandiflora	Southern Magnolia	9 EA.	#100, 4" cal. Min., 14' Ht. min., 7" Spread min.	Container., Single trunk, Well branched with Central Leader, Full to Ground.
RO	Quercus shumardii	Shumard's Red Oak	28 EA.	#100, 4" cal. Min., 14' Ht. min., 7" Spread min.	Container., Single trunk, Well branched with Central Leader, 6' branching height
Ornamamental Trees					
CM	Lagerstromia indica 'Watermelon Red'	Crape Myrtle 'Watermelon Red'	14 EA.	#45, 2" cal. Min., 8' Ht. min., 4' Spread min.	Container, Multi-Trunk, 3 to 5 Canes, 1" caliper cane min., Well Branched
RB	Cercis canadensis 'Oklahoma'	Oklahoma Red Bud	18 EA.	#45, 2" cal. Min., 8' Ht. min., 4' Spread min.	Container, Well Branched.
TH	Ilex vomitoria	Tree Yaupon Holly	6 EA.	#45, 2" cal. Min., 8' Ht. min., 4' Spread min.	Container, Multi-Trunk, 3 to 5 Canes, 1" caliper cane min., Well Branche, Berried.
Shrubs					
AEG	Abelia grandiflora 'Edward Goucher'	Abelia 'Edward Goucher'	51 EA.	#5, 24" min. Ht., 18" min. spread	Container, Well branched full to ground, Plant 36" on center
DBH	Ilex cornuta Burfordii Nana	Dwarf Burford Holly	99 EA.	#5, 24" min. Ht., 18" min. spread	Container, Well branched full to ground, Plant 36" on center
NRS	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	4 EA.	#15, 48" min. Ht., 36" min. spread	Container, Well branched full to ground, Speciman, Plant 60" on center
RY	Hesperaloe parviflora	Red Yucca	8 EA.	#5, 36" min. Ht., 24" min. spread	Container, Well branched full to ground, Plant 48" on center
SLY	Yucca recurvifolia	Soft Leaf Yucca	10 EA.	#5, 36" min. Ht., 24" min. spread	Container, Well branched full to ground, Plant 48" on center
Groundcover					
AJ	Trachelospermum asiaticum	Asian Jasmine	2,280 EA.	4" pot	Container, Full, Plant 12" on center
Lawn Grasses					
BG	Cynodon dactylon	Bermuda Grass	*	Solid Sod	Staggered tight joints, sand filled and rolled
Misc					
DG	Decomposed Granite		*	4" deep	Install per detail.

Landscape Requirements - Multi-Family		
ITEM	REQUIRED	PROVIDED
Landscape Area:		
40% of Site (474,950 Sq. Ft.)	19,180 Sq. Ft.	23,593 Sq. Ft.
Landscape Buffer		
Width	20 Ft.	20 Ft.
1 Shade Tree per 30 Ln. Ft. (392.04 Ln. Ft.)	13 Ea.	14 Ea.
7 Shrubs per 30 Ln. Ft.	91 Ea.	113 Ea.
Groundcover at least 25% of Area (7,840.8 Sq. Ft.)	1,960.2 Sq. Ft.	1,980 Sq. Ft.
Parking Lot Landscape		
Landscape Area: 5% of Parking Area (193,145 Sq. Ft.)	9,660 Sq. Ft.	22,975 Sq. Ft.
Terminus Island with Shade Tree	Yes	Yes
Tree withing 65 Ln. Ft. of every parking space	Yes	Yes
1 Shade Tree per 10 Parking Spaces (411 Parking Spaces)	42 Ea.	75 Ea.
Multi-Family ROW Landscape Buffer		
Width	10 Ft.	10 Ft.
1 Shade Tree per 30 Ln. Ft.		
Buildings 1, 2 and 4 (536 Ln. Ft.)	18 Ea.	18 Ea.
Building 5 (400 Ln. Ft.)	14 Ea.	14 Ea.

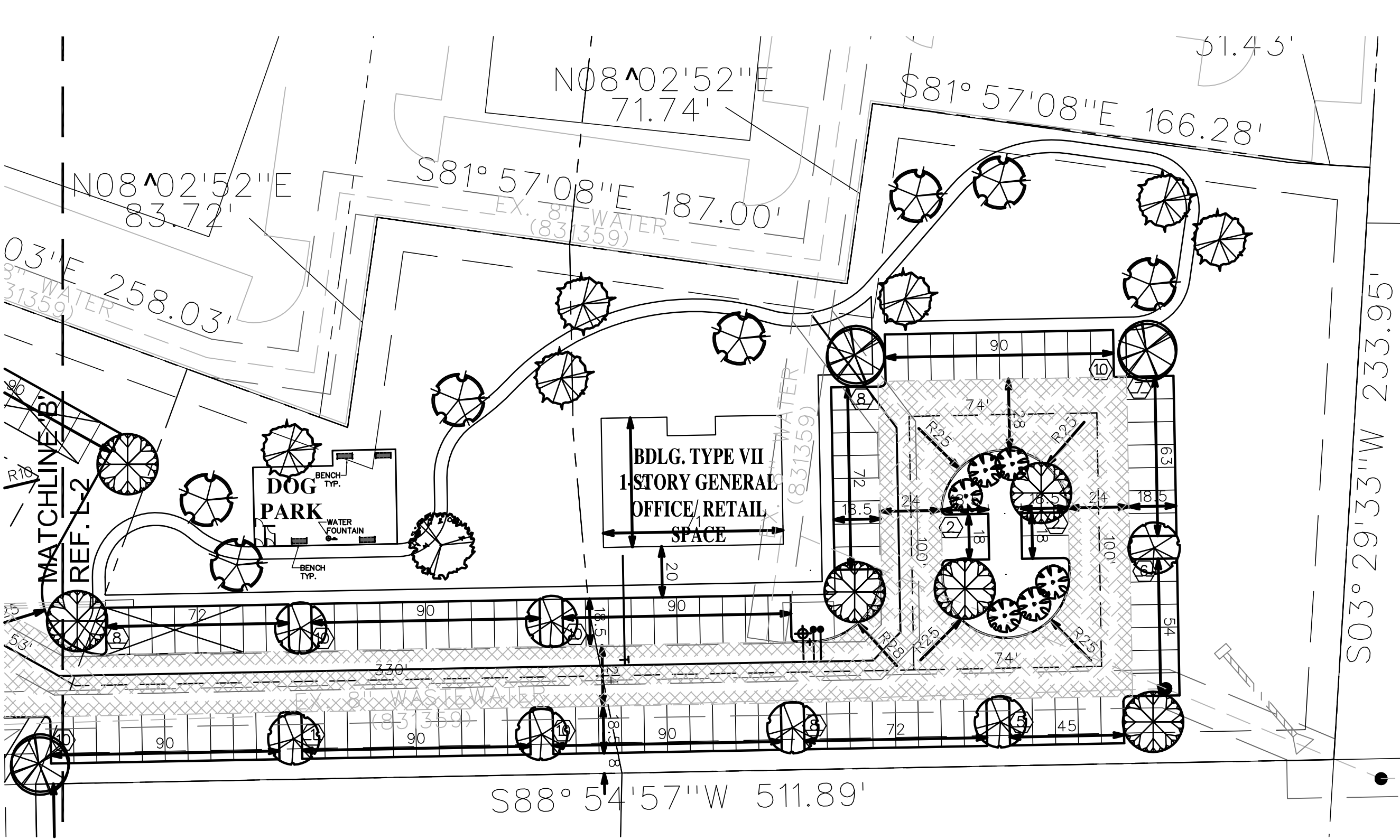
Landscape Requirements - Townhomes		
ITEM	REQUIRED	PROVIDED
1 Shade Tree per Unit (59 Units)	59 Ea.	59 Ea.
1 Shade Tree per 2,500 Sq. Ft. of Open Space (113,200 Sq. Ft.)	46 Ea.	54 Ea.
Common Area: 10% of Townhome Area (321,592 Sq. Ft.)	32,159.2 Sq. Ft.	53,277 Sq. Ft.

PLANTING NOTES:

- Submit a construction schedule of work to be approved by Landscape Architect and Owner. Failure to submit schedule may result in Landscape Architect stopping construction until submitted. No extensions of time will be considered for failure to promptly submit schedule.
- Notify Landscape Architect 48 hours in advance of commencement of work to coordinate project inspection schedules.
- Locate existing underground utilities and obstructions prior to commencing work. Repair damage to utilities resulting from the installation of the work at no additional cost to Owner.
- Notify Landscape Architect immediately upon encountering any unknown obstructions, grade differences or conditions not indicated on drawings. Make necessary revisions as required to conform to plans and specifications due to failure to give such notification.
- Coordinate with other trades and subcontractors as required to accomplish the planting operation.
- Plant material shall be tagged or approved at site by Landscape Architect prior to installation. Install plant material free of pest and diseases. Guarantee plant material for a period of 365 calendar days from date of issuance of final acceptance by Landscape Architect.
- Layout proposed planting beds and receive Landscape Architect's approval prior to installation. Notify Landscape Architect of layout conflicts. Failure to notify Landscape Architect will result in Contractor's liability to relocate materials at no additional expense to Owner.
- Excavate bed areas to a depth of 4 inches, backfill with 4 inches of Acid Gro Complete mix as manufacture by Soil Building Systems and rototill to a depth of 12 inches producing a homogeneous mixture.
- Final locations of plant material shall be subject to approval by Landscape Architect. Install groundcover 12 inches from the edge of shrubs and tree root balls and 4 inches from edge of paving, walls and other structures.
- Backfill tree and shrub pits with one part compost as manufactured by Soil Building Systems and two parts existing soil.
- Stake tree locations and acquire written approval from Landscape Architect prior to installation of irrigation system. Do not locate tree(s) within 10 feet of any irrigation rotary spray head. Install tree(s) in areas covered by irrigation system. Provide supplemental watering as required until final acceptance by Landscape Architect. Locate tree(s) 4 feet minimum from walls, headers, property lines and other trees within project. Notify Landscape Architect of location conflicts for resolution. Failure to notify Landscape Architect will result in Contractor's liability to relocate trees at no additional expense to Owner.
- Stake tree(s) immediately upon installation and within same day as planted.
- Final planting beds and tree pits with shredded hardwood mulch.
- Provide full service maintenance of landscape within project scope for a period of four (4) months, 120 calendar days, from date of issuance of final acceptance by Landscape Architect. Failure to properly maintain landscape and irrigation system will result in extending the guarantee and maintenance period at no additional expense to Owner.
- All landscape areas to be watered by an automatic landscape irrigation system.



- NOTES:
- Public Right of Way, easements and common areas must be stabilized with perennial vegetation cover, fully established with 100% coverage, or other approved stabilization method.
 - No landscaping such as trees, hedges, above and underground structures shall be located within existing or proposed utility easements and right of way without approved City's Real Property Improvement Authorization form or City's License Agreement.



- SHADE TREES**
- Bald Cypress
 - Bur Oak
 - Cedar Elm
 - Chinese Pistache
 - Chinquapin Oak
 - Live Oak
 - Southern Magnolia
 - Shumard Red Oak
- ORNAMENTAL TREES**
- Crapemyrtle 'Watermelon Red'
 - Oklahoma Redbud
 - Savannah Holly
 - Tree Yaupon Holly
- SHRUBS**
- Abelia 'Edward Goucher'
 - Dwarf Burford Holly
 - Nellie R. Stevens Holly
 - Red Yucca
 - SoftLeaf Yucca
- GROUNDCOVER**
- Asian Jasmine
- LAWN GRASSES**
- Bermuda
- MISCELLANEOUS**
- Decomposed Granite

OWNER:
CLAY SANBORN
2402 RIDGECREST DRIVE
GARLAND, TEXAS 75041
APPLICANT:
OM REALTY GARLAND
310 E. INTERSTATE 30, SUITE M109
GARLAND, TEXAS 75043
(214) 758-0227

0' 20' 40' 80' North

SCALE: 1"=40'-0"

CITY SUBMITTAL

LANDSCAPE PLAN

CASE NUMBER: 210525-2

PROJECT NAME: URBAN VILLAGE AT ROSEHILL	
PROJECT NUMBER: 21-062	REVISIONS:
CITY COMMENTS 12/07/21	CITY COMMENTS 11/02/22
CITY COMMENTS 11/02/22	CITY COMMENTS 2/8/22

URBAN VILLAGE AT ROSEHILL

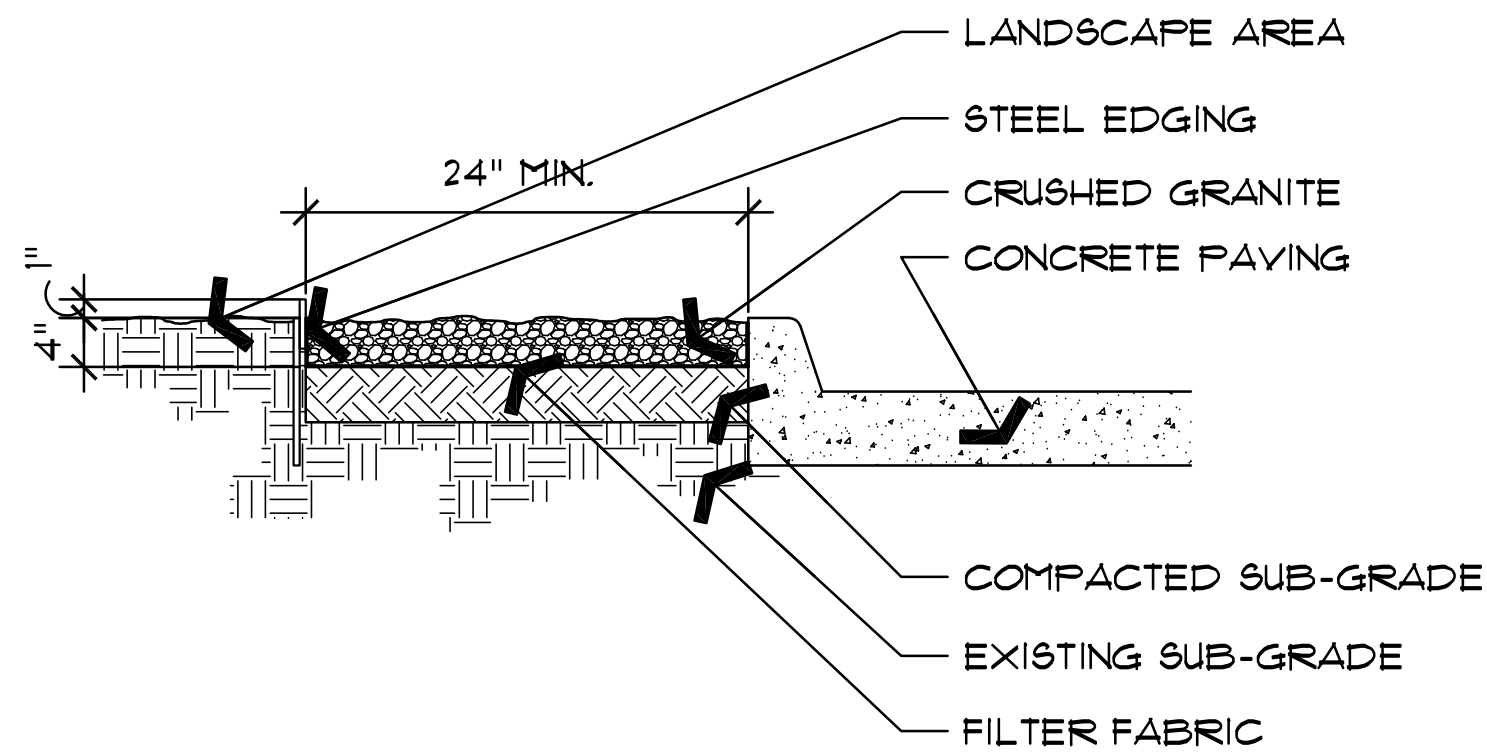
I-30 FRONTAGE ROAD
GARLAND, TEXAS

REGISTERED LANDSCAPE ARCHITECT
RICKY D. PETTY
STATE OF TEXAS
1426
10/22/2021

PROJECT NAME: URBAN VILLAGE AT ROSEHILL
I-30 FRONTAGE ROAD
GARLAND, TEXAS

RICKY D. PETTY
LANDSCAPE ARCHITECT
7720 ALTO CARO DRIVE
DALLAS, TEXAS 75248
PHONE: (214) 543-5265
e-mail: ricky@rdpetty.com

TITLE: LANDSCAPE
DATE: OCTOBER 21, 2021
SCALE: 1" = 40'-0"
SHEET



7 **DECOMPOSED GRANITE**
SCALE: NONE

SIZE:

1/8" X 4" THICK

FINISH LEGEND:

(GR) GREEN-ELECTROSTATICALLY APPLIED
BAKED ON PAINT, MEETS AAMA 2603

NOTES:

1. INSTALL PER MANUFACTURER'S
INSTALLATION GUIDELINES
2. 8'-0" SECTIONS TO INCLUDE
(3) 12" METAL STAKES.
3. 16'-0" SECTIONS TO INCLUDE
(5) 12" METAL STAKES.
4. CORNERS - CUT BASE EDGING
UP HALFWAY AND FORM A
CONTINUOUS CORNER.

STEEL EDGING

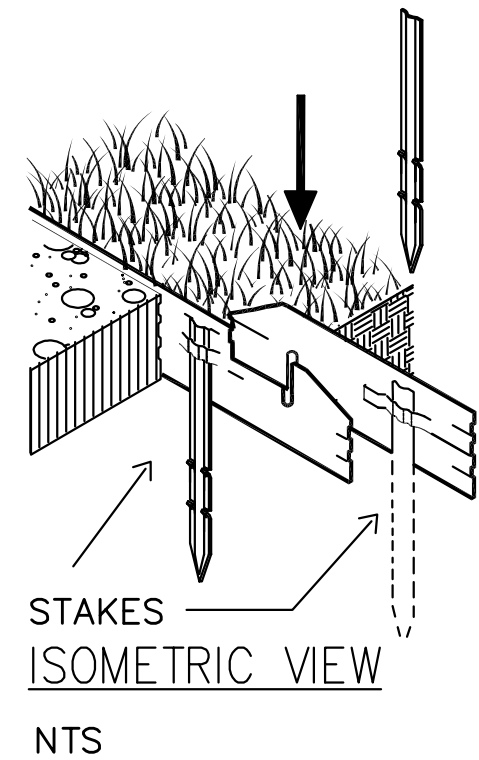
TOP OF EDGING TO BE
MAXIMUM OF " ABOVE
SURFACE MATERIAL

BED MEDIA/AGGREGATE

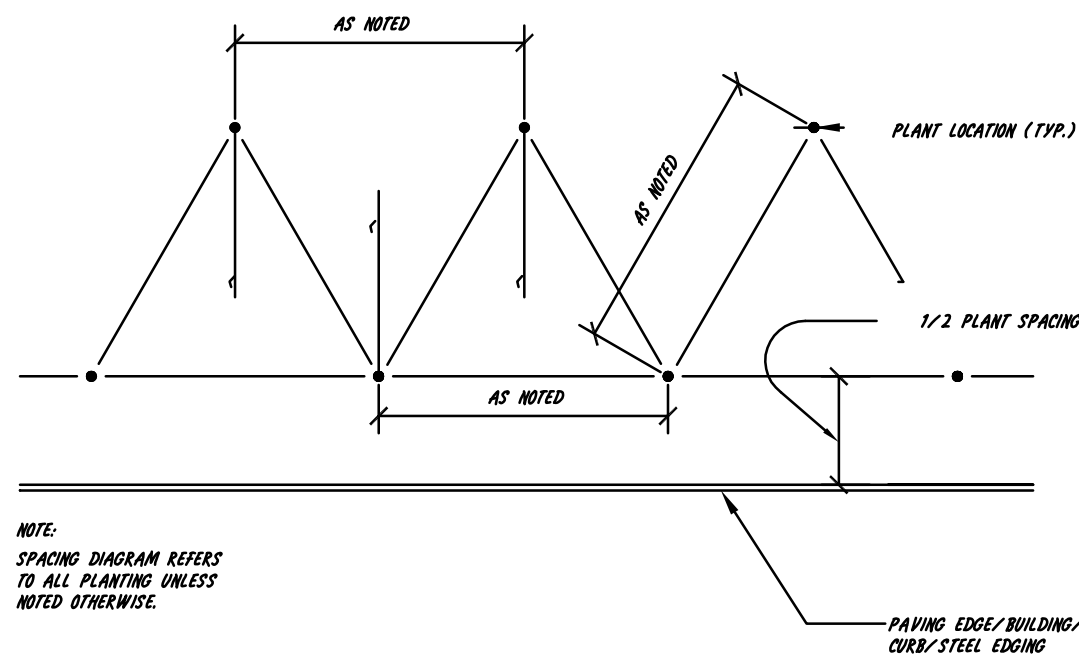
COMPACT GRADES ADJACENT
TO EDGING TO AVOID
SETTLING

SUB-BASE MATERIAL

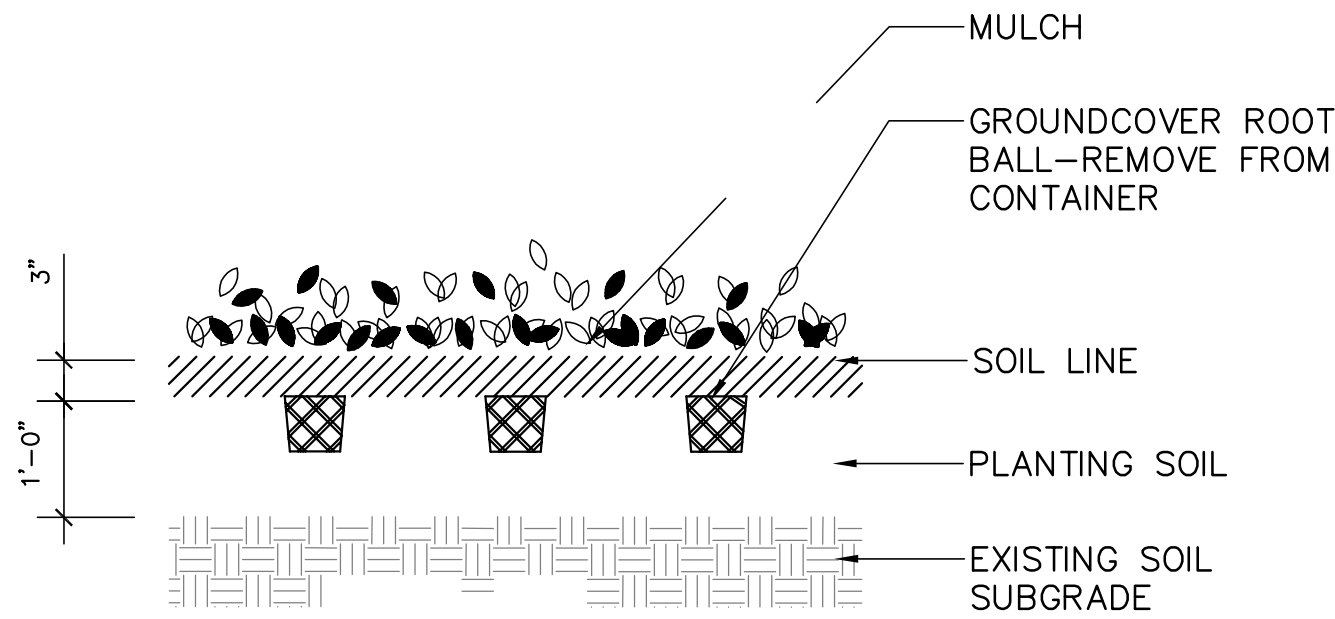
12" METAL STAKES TO LOCK
INTO PREFORMED LOOPS ON
THE EDGING



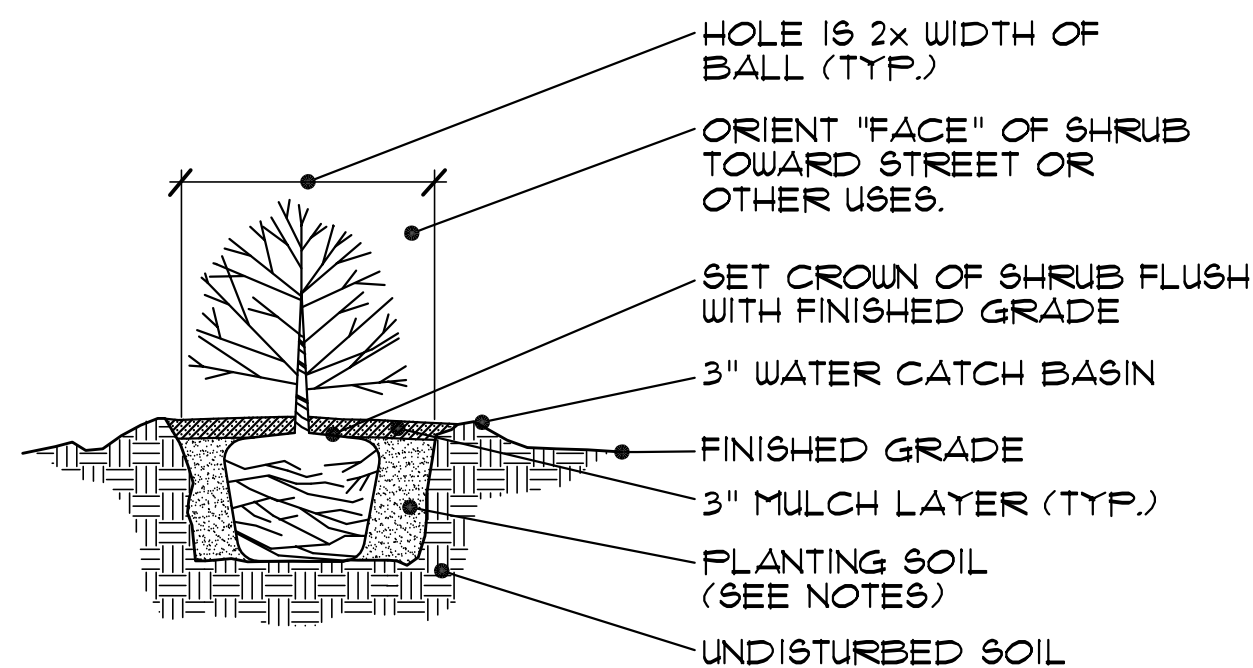
6 **STEEL EDGING**



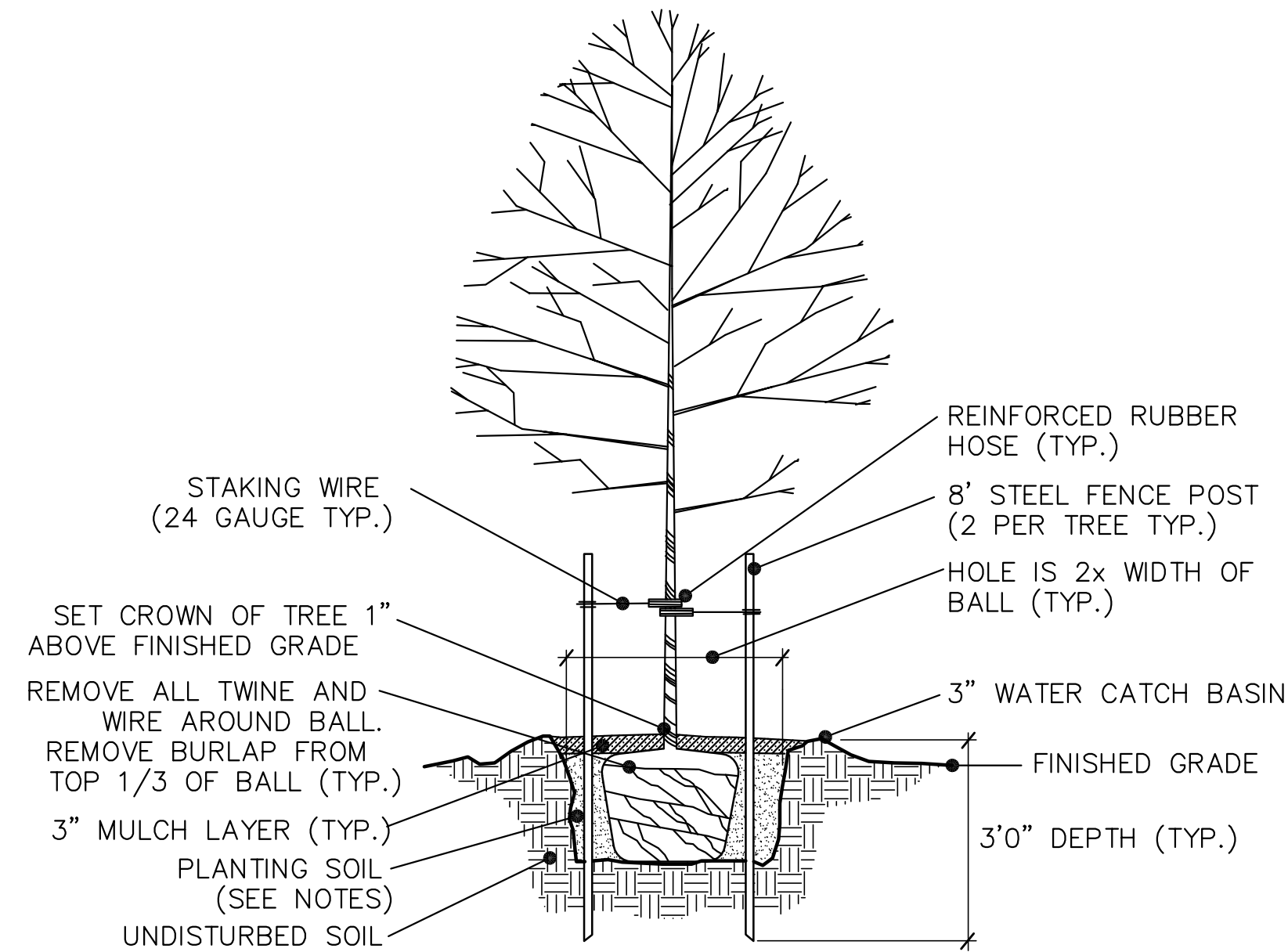
5 **PLANT SPACING**
SCALE: NONE



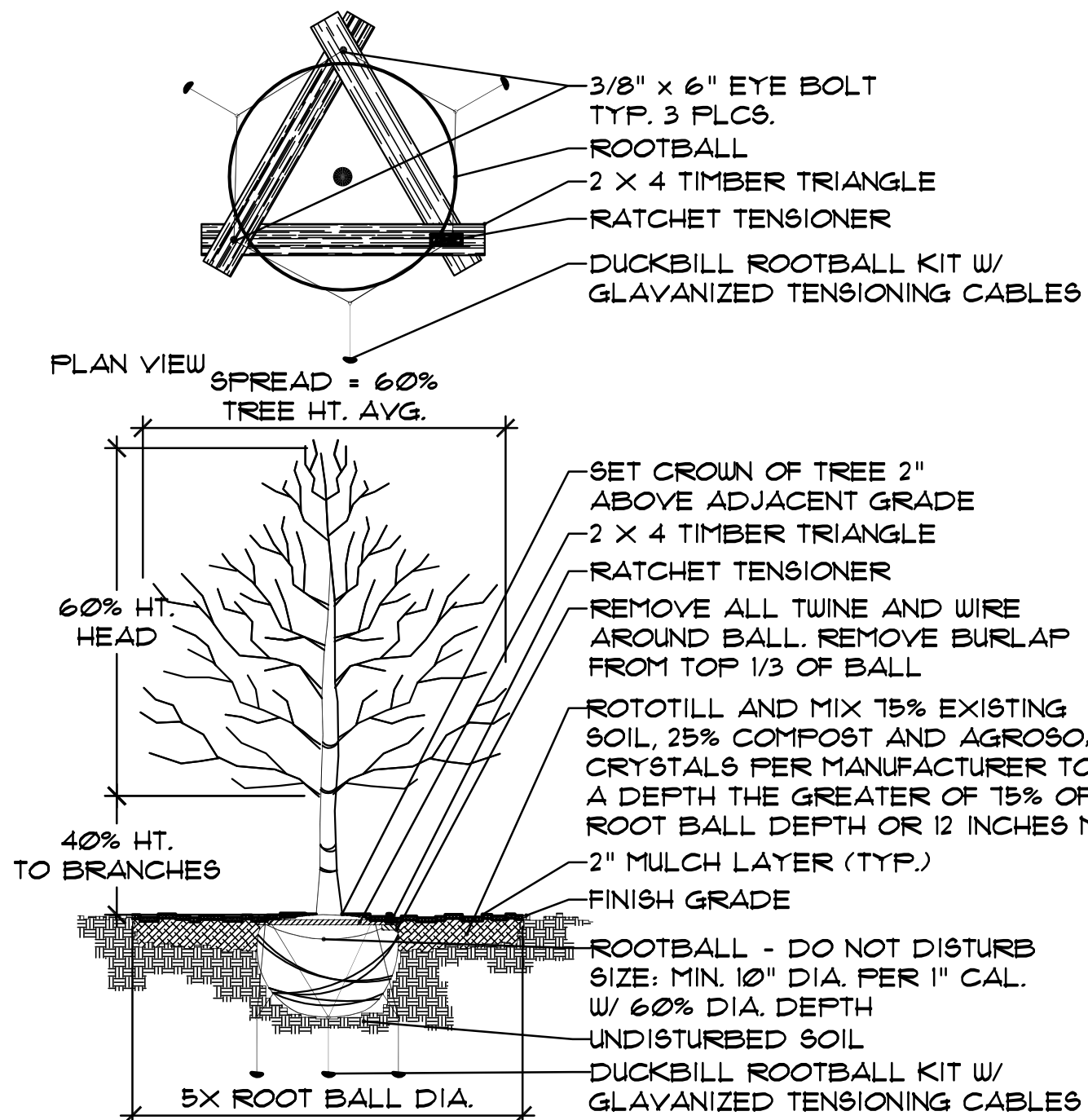
4 **GROUNDCOVER PLANTING**
SCALE: NONE



3 **SHRUB PLANTING**
SCALE: NONE



2 **SMALL TREE PLANTING**
SCALE: NONE



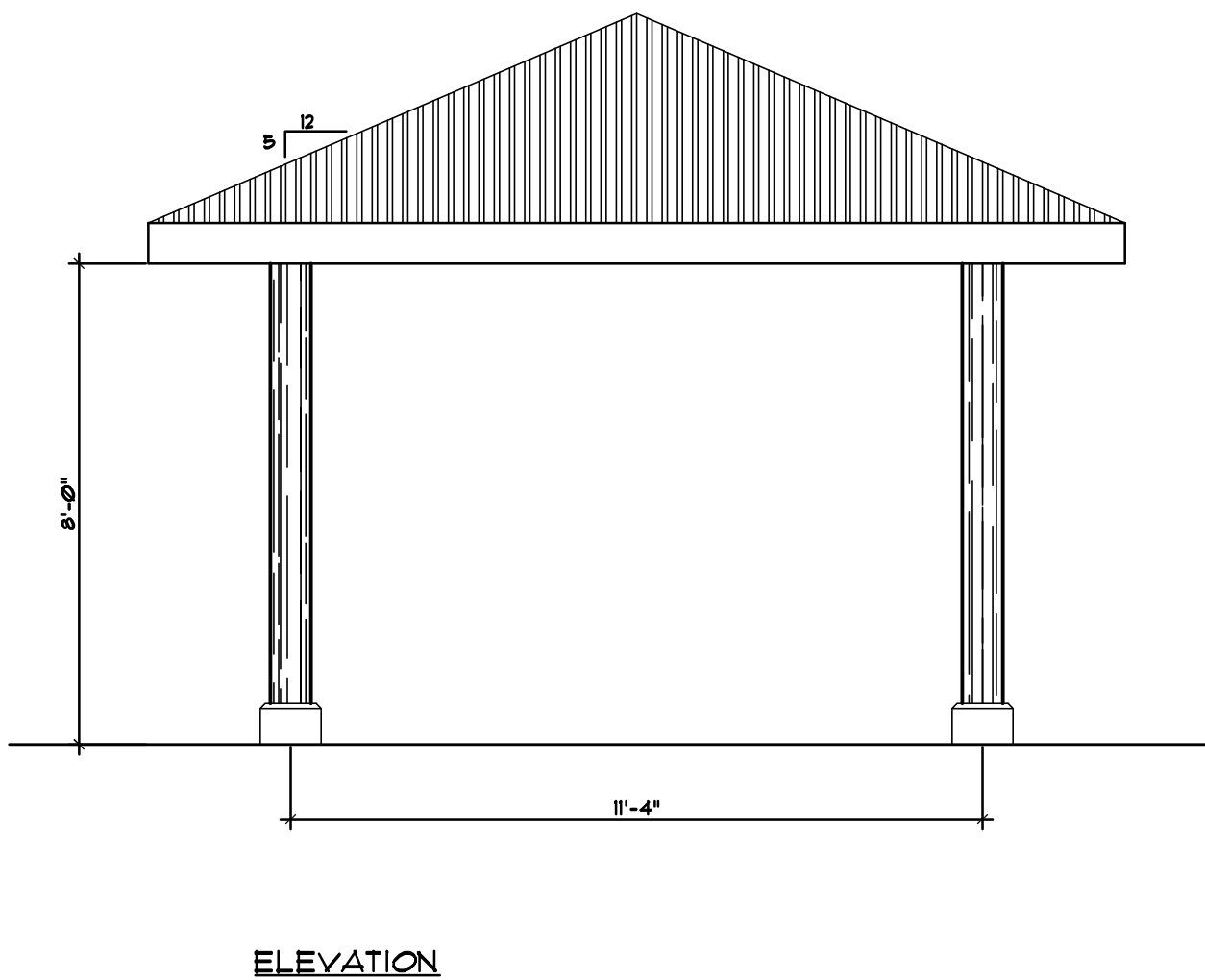
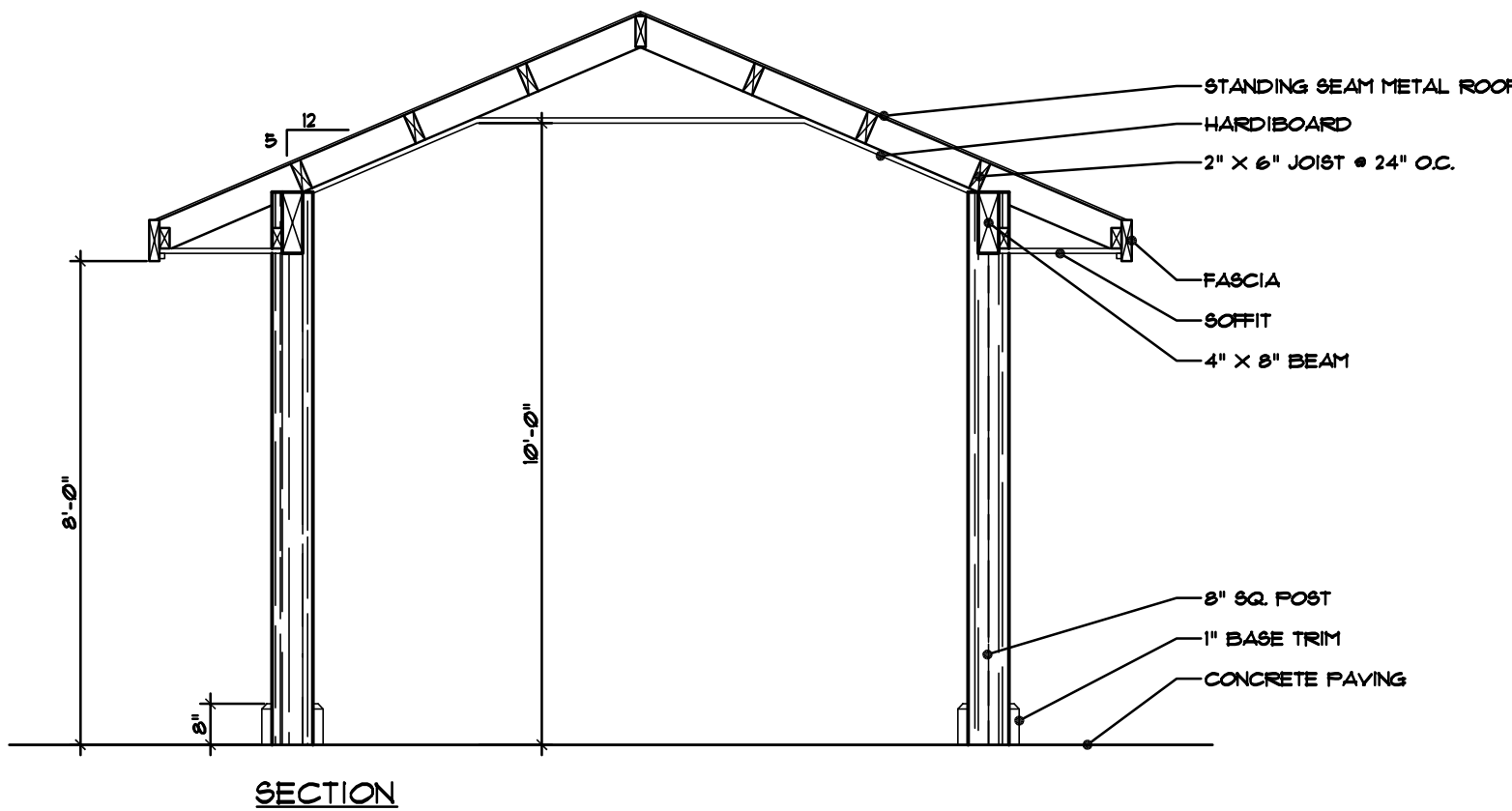
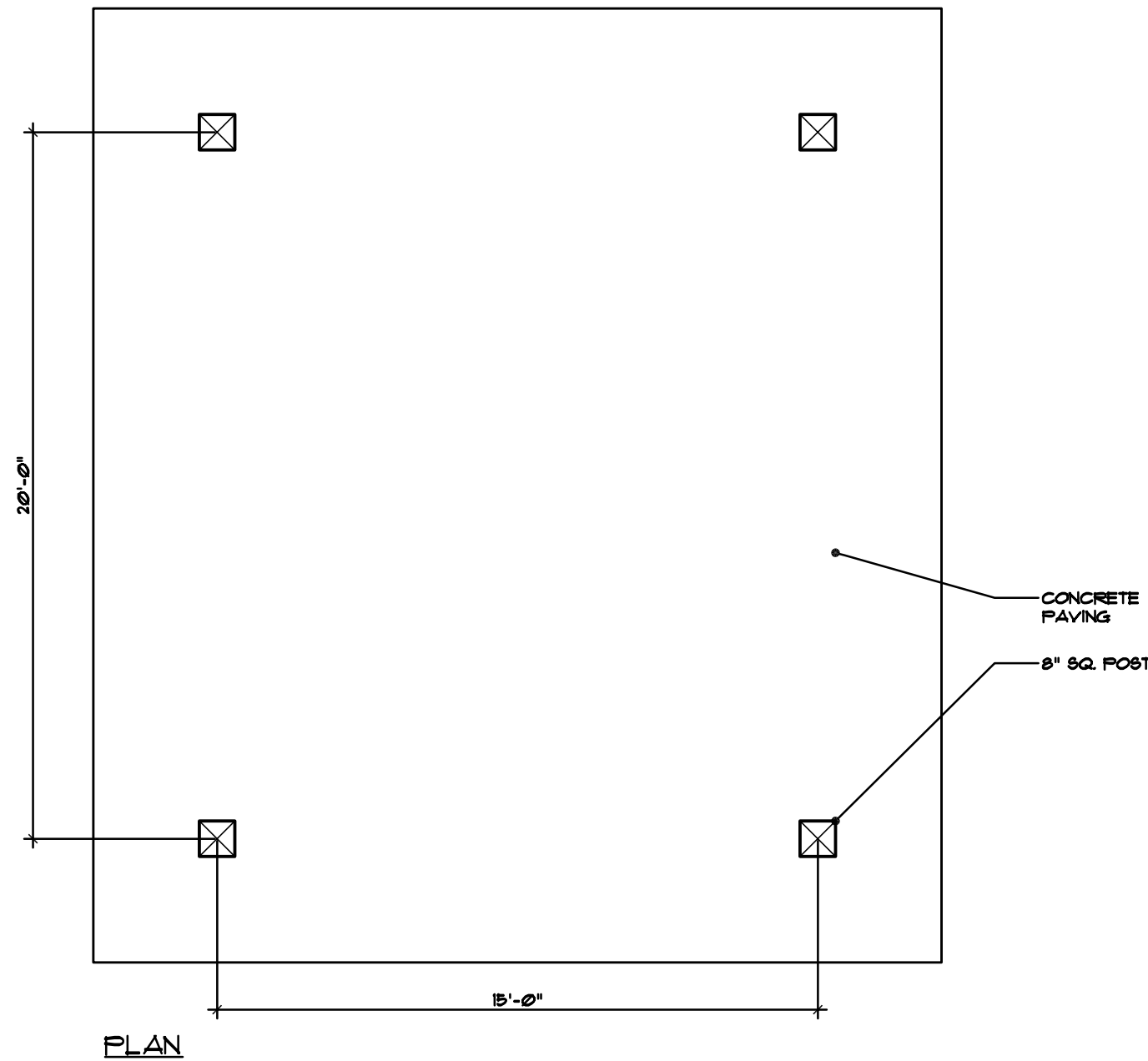
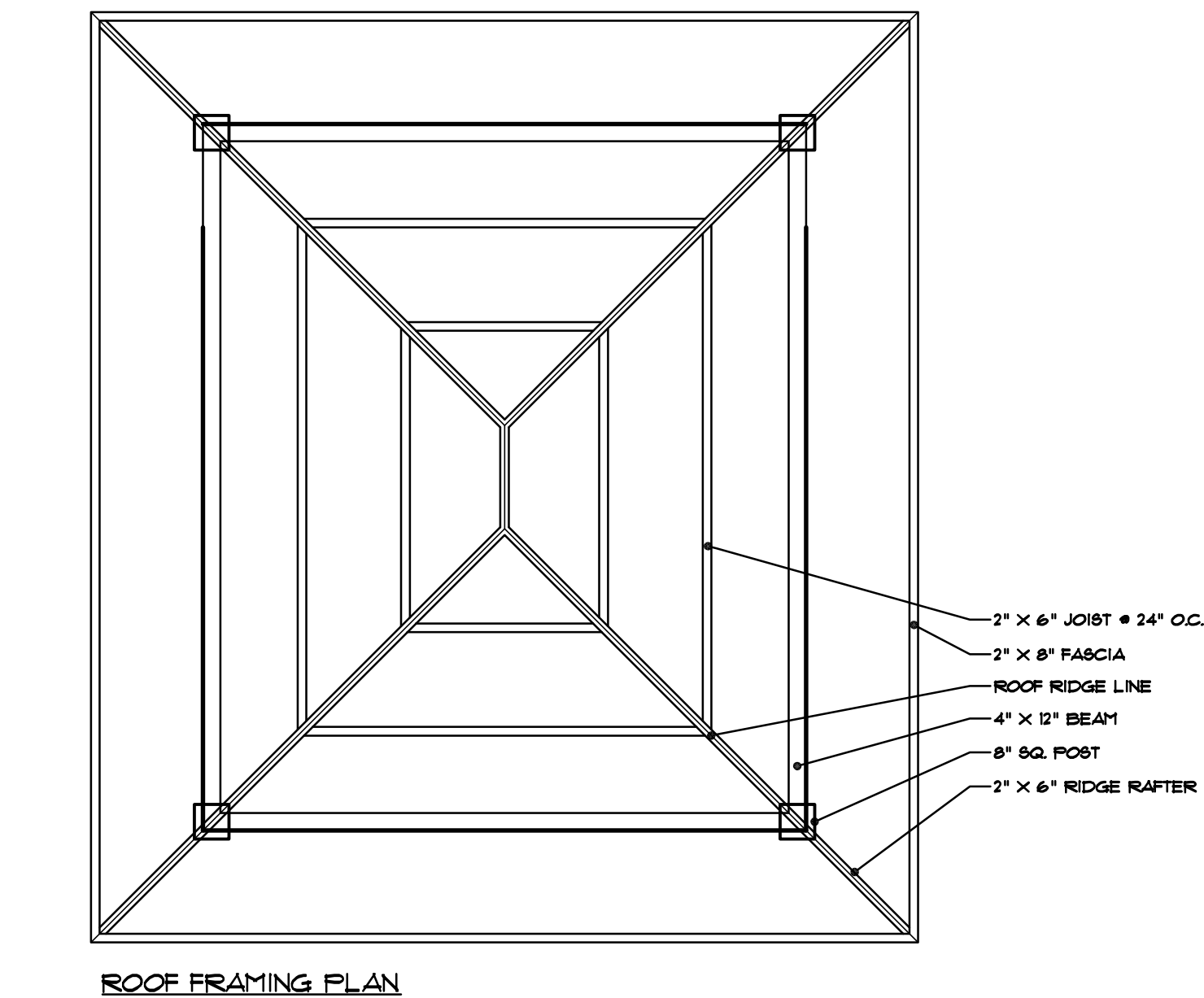
TREE PLANTING DETAIL

(2 1/2 " CAL. OR LARGER)
USE TWO (2) 8' LONG MIN. STEEL POST W/ GUY WIRES FOR TREES
SMALLER THAN 2-1/2" CAL.
CHECK PERCOLATION RATE. INSTALL TREE SUMP IF UNACCEPTABLE
FOR GUARANTEE.
WRAP RED OAK, LIVE OAK & CADD O MAPLE TREE TRUNKS W/ BURLAP,
STARTING AT BASE OF TRUNK EXTENDING UP TO BOTTOM BRANCHING.

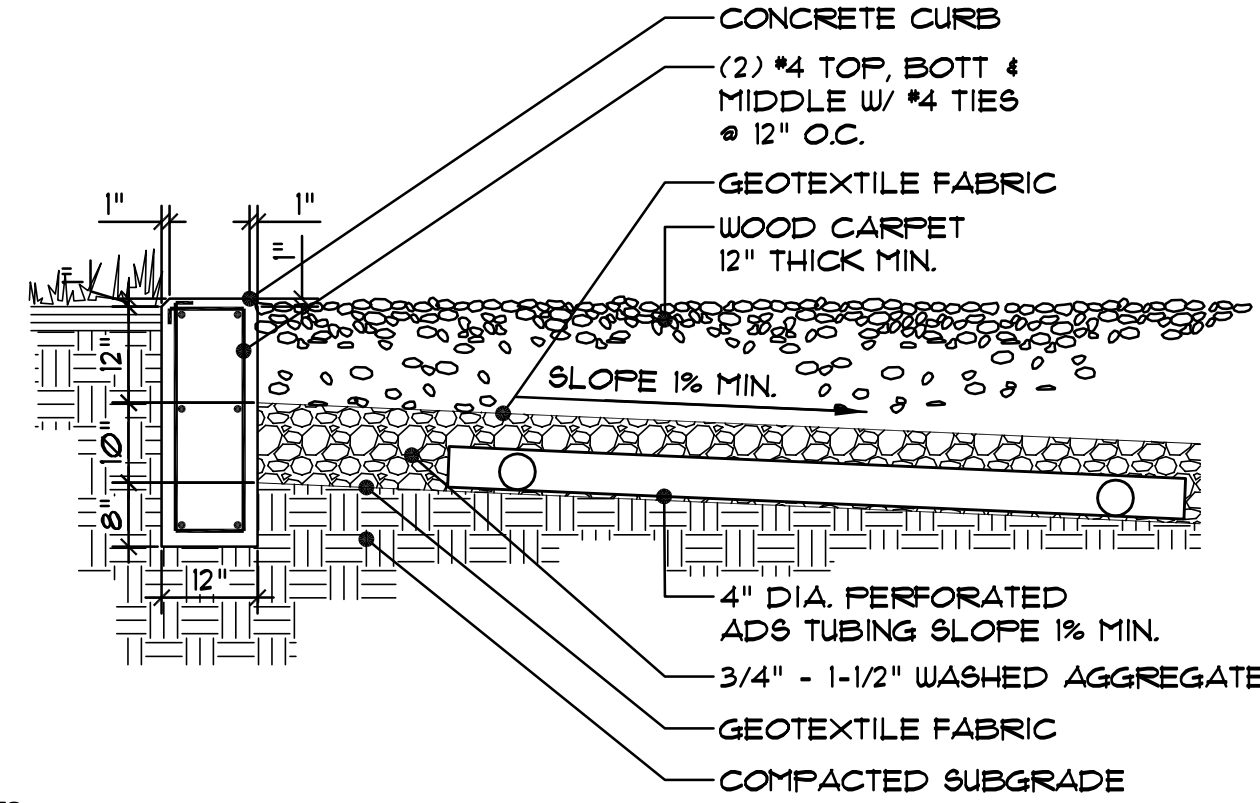
TYPICAL 'TREE PLANTING PIT' BED PREPARATION
MINIMUMS: USE THE GREATER OF CALIPER OR BALL DIAMETER
B&B BALLS REQUIRE 10:1 BALL TO CALIPER RATIO MINIMUM
CONTAINER BALLS MAY BE SMALLER, SO USE CALIPER SIZE

S	B=Sx10	BD=Bx 60%	PD=Bx 5	CD=TDx25%	TD= BDx75%
Tree Size	Min. Root	Min. Root	Tree Pit	Compost	Tree Pit
Caliper Inch	Ball Dia.	Ball Depth	Diameter	Min. Depth	Tilling Depth
S = 3"	B = 30"	BD = 18"	PD = 150"	CD = 3.75"	TD = 13.5"
S = 6"	B = 60"	BD = 36"	PD = 300"	CD = 6.75"	TD = 27"

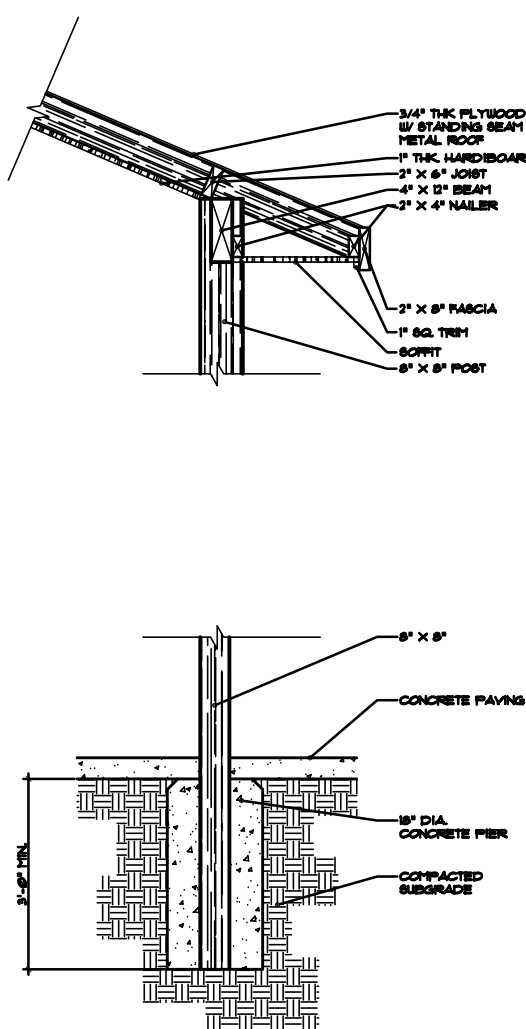
1 **TREE PLANTING**
SCALE: NONE



2 PLAY AREA SURFACING DETAIL
NOT TO SCALE



- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.
 3. ENSURE THAT SITE DRAINAGE IS ROUTED AWAY FROM OR AROUND THE PLAYGROUND AREA TO PREVENT SAND, SOIL, SILT OR OTHER FOREIGN MATERIAL FROM CONTAMINATING THE WOODCARPET. SAND SILT SOIL, AND OTHER FOREIGN MATERIAL CARRIED BY THE WATER CAN REDUCE THE IMPACT OF ATTENUATION OF THE WOODCARPET.
 4. PLACE A LAYER OF DURALINER ON TOP OF THE SUBSOIL. OVERLAP SEAMS 10" OR 5" IF A DOUBLE BEAD OF EXTERIOR GRADE CONSTRUCTION ADHESIVE IS APPLIED OT THE OVERLAP. PLACE SEAMS PARALLEL OT DIRECTION OF SLIDES AND TRAVEL OF SWINGS.
 5. INSTALL DRAINAGE PIPE ACCORDING TO LANDSCAPE ARCHITECT'S DIRECTIONS AND PROJECT SPECIFICATIONS.
 6. SPREAD WOODCARPET TO DEPTH OF 12" (AFTER COMPACTION) - NATURAL COMPACTION WILL OCCUR IN 2-6 WEEKS. WOODCARPET MUST BE COMPACTED TO BE ACCESSIBLE. TO ACHIEVE IMMEDIATE COMPACTION AND ACCESSIBILITY SEE ALSO ACCESS ASSURANCE RECOMMENDATIONS. MECHANICALLY COMPACTING WOODCARPET REQUIRES APPROXIMATELY 10% MORE WOODCARPET, THAN NATURAL COMPACTION. EXERCISE CAUTION TO PREVENT DAMAGING THE DURALINER AND DRAIN MATERIALS. DO NOT OPERATE EQUIPMENT DIRECTLY ON DURALINER.
 7. INSTALL WOOD CARPET MATS IN THE KICK-OUT AREAS. SEE ALSO WOODCARPET MAT INSTALLATION INSTRUCTIONS.
 8. PERIODIC MAINTENANCE SHOULD INCLUDE REMOVING DEBRIS AND RAKING. SEE ALSO WOODCARPET MAINTENANCE RECOMMENDATIONS.
 9. INADEQUATE DRAINAGE VOIDS THE WOODCARPET CONDITIONAL LIMITED WARRANTY AND HASTENS DECOMPOSITION.



1 GAZEBO
SCALE: NONE

PROJECT NAME	URBAN VILLAGE AT ROSEHILL
PROJECT NUMBER	21-062
REVISIONS	
CITY COMMENTS 12/07/21	
CITY COMMENTS 11/01/22	
CITY COMMENTS 2/8/22	

URBAN VILLAGE AT ROSEHILL
I-30 FRONTAGE ROAD
GARLAND, TEXAS

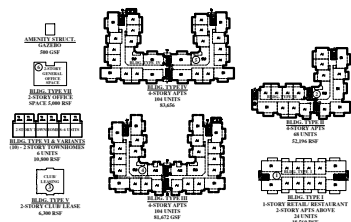


PROJECT NAME
URBAN VILLAGE
AT ROSEHILL
I-30 FRONTAGE ROAD
GARLAND, TEXAS

RICKY D. PETTY
LANDSCAPE ARCHITECT
7720 ALTO CARO DRIVE
DALLAS, TEXAS 75248
PHONE: (214) 543-5265
e-mail: ricky@rdpetty.com

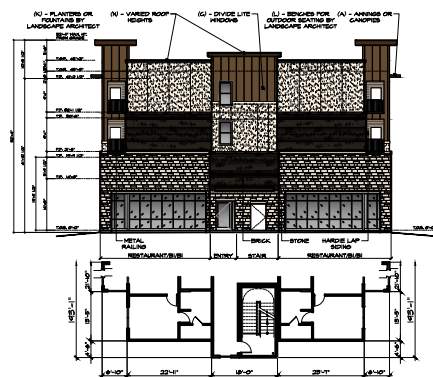
TITLE	DETAILS
DATE	OCTOBER 21, 2021
SCALE	NONE
SHEET	L-5

EXHIBIT E



06 - PROJECT BUILDING TYPES
MIXED USE DEVELOPMENT

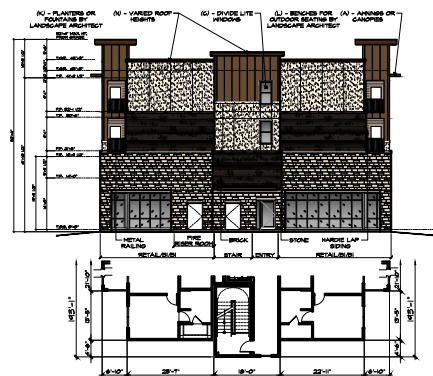
04 - PROJECT BUILDING TYPES				05 - PROJECT UNIT & PHASE MATRIX			
UNIT TYPE				UNIT TYPE			
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TOTAL # OF UNITS				TOTAL # OF UNITS			
TOTAL SQ. FT.				TOTAL SQ. FT.			
TOTAL GROSS SQ. FT.				TOTAL GROSS SQ. FT.			
TOTAL NET SQ. FT.				TOTAL NET SQ. FT.			
TOTAL GROSS SQ. FT. PER UNIT				TOTAL GROSS SQ. FT. PER UNIT			
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04 - BLDG. TYPE I - WEST ELEVATION

MIXED USE RETAIL/ APARTMENTS

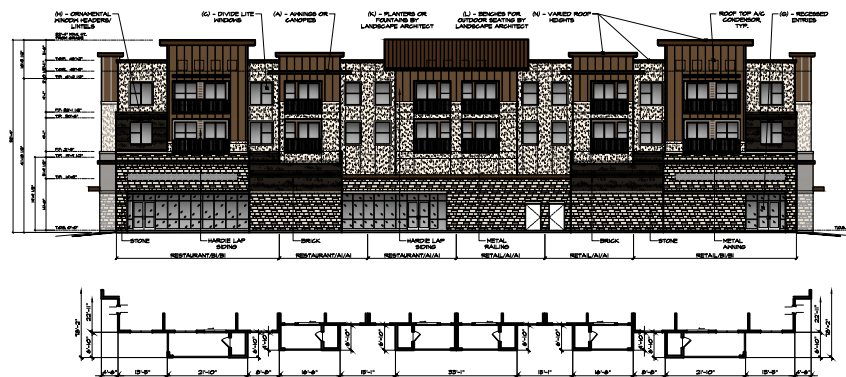
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03 - BLDG. TYPE I - EAST ELEVATION

MIXED USE RETAIL/ APARTMENTS

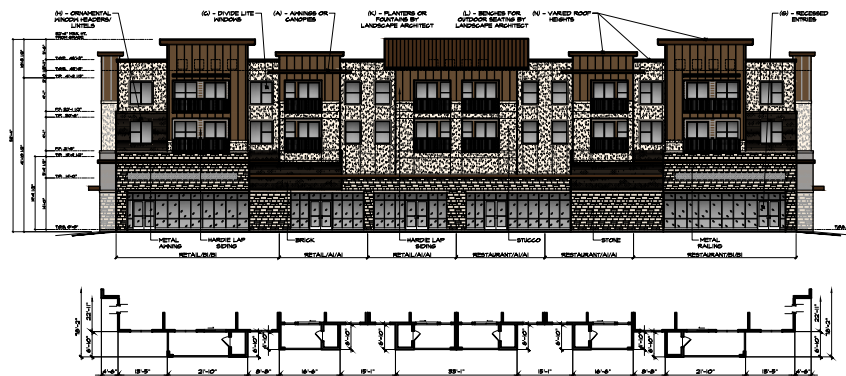
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02 - BLDG. TYPE I - SOUTH ELEVATION

MIXED USE RETAIL/ APARTMENTS

SCALE: 1/8"=1'-0"

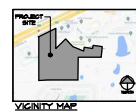


01 - BLDG. TYPE I - NORTH ELEVATION

MIXED USE RETAIL/ APARTMENTS - FRONT

SCALE: 1/8"=1'-0"

NOT TO SCALE
THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF IKEMIRE ARCHITECTS, PLLC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF IKEMIRE ARCHITECTS, PLLC. ANY VIOLATION OF THIS NOTICE SHALL BE SUBJECT TO LEGAL ACTION.



OWNER/ APPLICANT:
OM ESTATE DEVELOPMENT
401 BORDEAUX CIRCLE
FLOWER MOUND, TX 75022
214.809.6844

**CITY SUBMITTAL
ELEVATION PLANS**
CASE # 210523-2

**ARCHITECTURAL
ELEMENTS**

(A) - ANNEXES OR CANOPIES	(K) - PLANTERS OR MOUNTAINS BY LANDSCAPE ARCHITECT
(G) - DIVIDE LITE	(L) - BENCHES FOR OUTDOOR SEATING BY LANDSCAPE ARCHITECT
(B) - RECESSED ENTRANCES	(M) - VARIED ROOF HEIGHTS
(N) - ORNAMENTAL PHOTO HEADINGS USED	

ZONING MEETING
DATE: 01.12.22
REVISIONS:

Urban Village at Rosehill
360 UNIT MIXED USE COMMUNITY
240 E. IH-30 FRONT
GARLAND, TEXAS 75043

IKEMIRE ARCHITECTS, PLLC
INTERIORS
ARCHITECTURE
16860 DALLAS PKWY., SUITE 2900 DALLAS, TX 75248-2486 FAX 972-248-1557

A6
of
JOB # 221054

Figure 1 consists of four schematic diagrams labeled (a) through (d), each showing a top-down view of a subject's position relative to a target. The diagrams are arranged in a 2x2 grid. Each diagram includes a scale bar indicating 100 cm. (a) shows a subject at a distance of 100 cm from a target. (b) shows a subject at a distance of 100 cm from a target. (c) shows a subject at a distance of 100 cm from a target. (d) shows a subject at a distance of 100 cm from a target.

PHASE #1									
UNIT TYPE		# OF UNITS		S.F. OF UNIT		S.F. OF UNIT		TOTAL S.F.	
AP	UNIT TYPE	AP	UNIT TYPE	AP	UNIT TYPE	AP	UNIT TYPE	AP	UNIT TYPE
AP	1	AP	1	AP	1	AP	1	AP	1
AP	2	AP	2	AP	2	AP	2	AP	2
AP	3	AP	3	AP	3	AP	3	AP	3
AP	4	AP	4	AP	4	AP	4	AP	4
AP	5	AP	5	AP	5	AP	5	AP	5
AP	6	AP	6	AP	6	AP	6	AP	6
AP	7	AP	7	AP	7	AP	7	AP	7
AP	8	AP	8	AP	8	AP	8	AP	8
AP	9	AP	9	AP	9	AP	9	AP	9
AP	10	AP	10	AP	10	AP	10	AP	10
AP	11	AP	11	AP	11	AP	11	AP	11
AP	12	AP	12	AP	12	AP	12	AP	12
AP	13	AP	13	AP	13	AP	13	AP	13
AP	14	AP	14	AP	14	AP	14	AP	14
AP	15	AP	15	AP	15	AP	15	AP	15
AP	16	AP	16	AP	16	AP	16	AP	16
AP	17	AP	17	AP	17	AP	17	AP	17
AP	18	AP	18	AP	18	AP	18	AP	18
AP	19	AP	19	AP	19	AP	19	AP	19
AP	20	AP	20	AP	20	AP	20	AP	20
AP	21	AP	21	AP	21	AP	21	AP	21
AP	22	AP	22	AP	22	AP	22	AP	22
AP	23	AP	23	AP	23	AP	23	AP	23
AP	24	AP	24	AP	24	AP	24	AP	24
AP	25	AP	25	AP	25	AP	25	AP	25
AP	26	AP	26	AP	26	AP	26	AP	26
AP	27	AP	27	AP	27	AP	27	AP	27
AP	28	AP	28	AP	28	AP	28	AP	28
AP	29	AP	29	AP	29	AP	29	AP	29
AP	30	AP	30	AP	30	AP	30	AP	30
AP	31	AP	31	AP	31	AP	31	AP	31
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AP	40	AP	40	AP	40	AP	40	AP	40
AP	41	AP	41	AP	41	AP	41	AP	41
AP	42	AP	42	AP	42	AP	42	AP	42
AP	43	AP	43	AP	43	AP	43	AP	43
AP	44	AP	44	AP	44	AP	44	AP	44
AP	45	AP	45	AP	45	AP	45	AP	45
AP	46	AP	46	AP	46	AP	46	AP	46
AP	47	AP	47	AP	47	AP	47	AP	47
AP	48	AP	48	AP	48	AP	48	AP	48
AP	49</								

[illegible]

Architectural drawings of a three-story townhome building. The top drawing is an elevation view showing the exterior facade with various materials and window styles. The bottom drawing is a cross-section view showing the internal layout and structural details. Annotations include material names like 'STONE', 'BRICK', 'ALUMINUM', 'BRUGG', 'HARDEN LIP ROOF', and 'METAL RAILING'. Dimensions are provided for both views.

[illegible]

OWNER/ APPLICANT
OM ESTATE DEVELOPMENT
4017 BORDEAUX CIRCLE
FLOWER MOUND, TX 75022
214.603.6849

CITY SUBMITTAL
ELEVATION PLANS
CASE # 210525-2

ARCHITECTURAL ELEMENTS

(A) - AWNINGS OR CANOPIES	(C) - PLANTERS OR FOUNTAINS BY LANDSCAPE ARCHITECTS
(G) - DIVIDE LITE WINDOWS	(J) - BENCHES FOR OUTDOOR SEATING BY LANDSCAPE ARCHITECTS
(B) - RECESSED ENTRIES	(H) - VARED ROOF HEIGHTS
(F) - ORNAMENTAL WINDOW HEADERS/ LINTELS	

OI - BUILDING ARTICULATION - NORTH ELEVATION		BLDG. TYPE
A. HORIZONTAL, ARTICULATED FOOTPRINT	STATUS	B. VERTICAL, ARTICULATED FOOTPRINT
BUILDING PACKING LENGTH 25.00 FT, X 306 + 4364 FT.	N/A	BUILDING PACKING LENGTH 25.00 FT, X 306 + 4364 FT.
BUILDING PACKING WIDTH 25.00 FT, X 306 + 4364 FT.	N/A	BUILDING PACKING WIDTH 25.00 FT, X 306 + 4364 FT.
BUILDING PACKING LENGTH 25.00 FT, X 306 + 4364 FT.	OK	HIGHER 8 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE PLAT ROOFS
OK, PERPENDICULAR OFFSET OF 4 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT
HIGHER 8 FOOT PERPENDICULAR BUILDING OFFSET EVERY 50 FEET	OK	

G2 - BUILDING ARTICULATION - SOUTH ELEVATION		BLDG. TYPE	
A. HORIZONTAL ARTICULATION HEIGHT	OK	B. VERTICAL ARTICULATION HEIGHT	OK
BALCONY PARALLEL GROUND 39.30 FT. X 306" X 4364 FT.	N/A	BALCONY PARALLEL GROUND 39.30 FT. X 306" X 4364 FT.	N/A
FLAT ROOFS PARALLEL GROUND 39.30 FT. X 306" X 4364 FT.	N/A	FLAT ROOFS PARALLEL GROUND 39.30 FT. X 306" X 4364 FT.	N/A
BALCONY PARALLEL GROUND 39.30 FT. X 306" X 6546 FT.	OK	HORIZONTAL 2 FOOT VERTICAL BUILDING CHASSIS 2.00' X 20' 0"	OK
FLAT ROOFS PARALLEL GROUND 39.30 FT. X 306" X 6546 FT.	OK	2 FOOT VERTICAL BUILDING CHASSIS 2.00' X 20' 0"	OK
HORIZONTAL 3 FOOT PERPENDICULAR BUILDING CHASSIS 3.00' X 20' 0"	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	40

03 - BUILDING ARTICULATION - EAST ELEVATION		BLDG. TYPE	
A HORIZONTAL REPELANT RADIANT	OK	B VERTICAL REPELANT RADIANT	OK
BUILDING FACADE LENGTH 3440 FT. X 209' X 5049 FT. PER PERIMETERAL CYCLET 2 FLOET	NA	BUILDING FACADE LENGTH 3440 FT. X 209' X 5049 FT. PER VERTICAL ELEVATION CHARGE	OK
BUILDING FACADE LENGTH 3440 FT. X 209' X 4919 FT. PER PERIMETERAL CYCLET 2 FLOET	OK	MINOR 2 FOOT VERTICAL ELEVATION CHARGE EVENT DO PER VERTICAL ELEVATION CHARGE (PLAT ROOM)	OK
MINOR 2 FOOT PERIMETERAL BUILDING CYCLET EVENT	OK	AVERAGE MINOR-AVERAGE BUILDING HEIGHT	40-40

04 - BUILDING ARTICULATION - WEST ELEVATION		BLDG. TYPE	
A. MINIMUM ARTICULATION REQUIREMENT	STATUS	B. VERTICAL ARTICULATION REQUIREMENT	STATUS
BUILDING FAÇADE LENGTH 8440 FT. X 200 = 8040 FT. MIN. VERTICAL GLASS OFFSET OF 3 FEET	N/A	BUILDING FAÇADE LENGTH 8440 FT. X 200 = 8040 FT. MIN. VERTICAL GLASS OFFSET CHANGE	OK
BUILDING FAÇADE LENGTH 8440 FT. X 200 = 4030 FT. MIN. VERTICAL GLASS OFFSET OF 3 FEET	OK	MINIMUM 3 FEET VERTICAL GLASS OFFSET CHANGE EVERY 30 FEET VERTICAL GLASS OFFSET CHANGE PLANT ROOM	OK
MINIMUM 3 FEET VERTICAL GLASS OFFSET EVERY 30 FEET	OK	AVERAGE MIN-ARTICULATED BUILDING HEIGHT	40

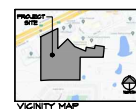
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ZONING MEETING
DATE: 01.2.22
REVISIONS:

Urban Village at Rosehill
360 UNIT MIXED USE COMMUNITY
240 E. IH-30 FRAY
GARLAND, TEXAS 75043

IKEMIRE ARCHITECTS LLC
ARCHITECTURE " PLANNING " INTERIORS
6660 DALLAS PKWY, SUITE 2900 DALLAS, TX 972-248-2486 FAX 972-248-1557

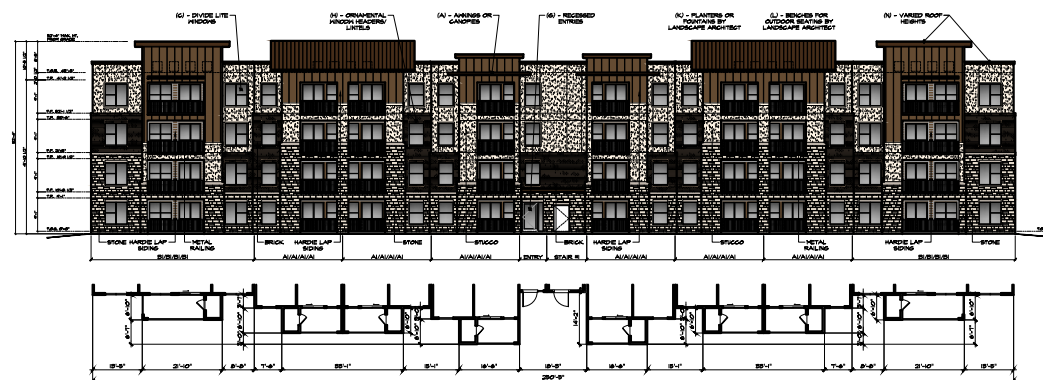
A6.1
of
JOB # 221054

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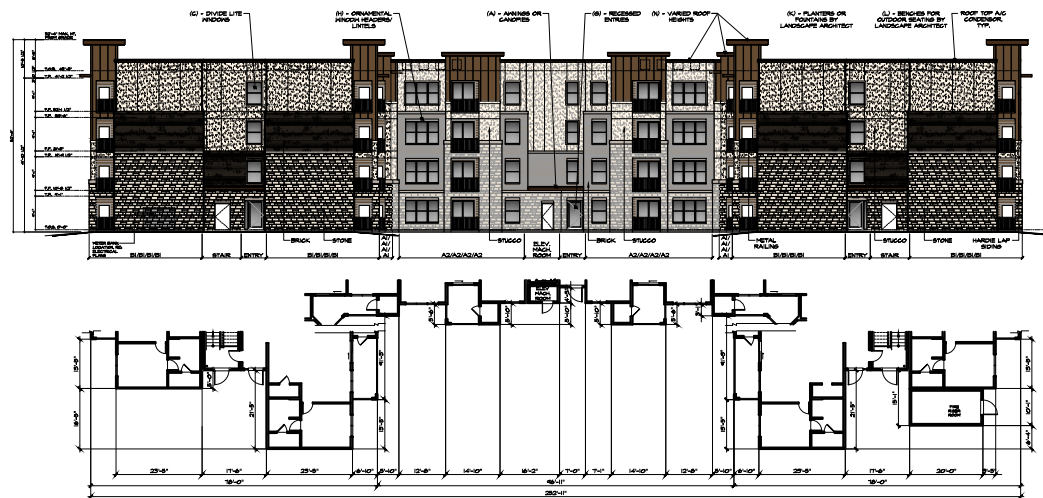
OWNER/ APPLICANT:
OM ESTATE DEVELOPMENT
4011 BORDEAUX CIRCLE
FLOWER MOUND, TX 75022
214.603.6848

CITY SUBMITTAL
ELEVATION PLANS
CASE # 210525-2

(A) - AWNINGS OR CANOPIES	(G) - PLANTERS OR FOUNTAINS BY LANDSCAPE ARCHITECT
(C) - DIVIDE LITE WINDOWS	(J) - BENCHES FOR OUTDOOR SEATING BY LANDSCAPE ARCHITECT
(E) - RECESSED ENTRIES	(K) - VARED ROOF HEIGHTS
(H) - ORNAMENTAL WINDOW HEADERS/	

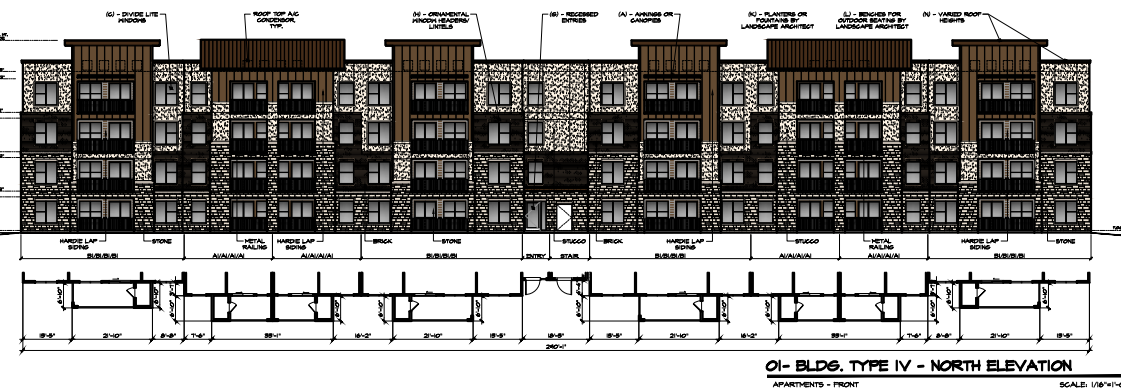
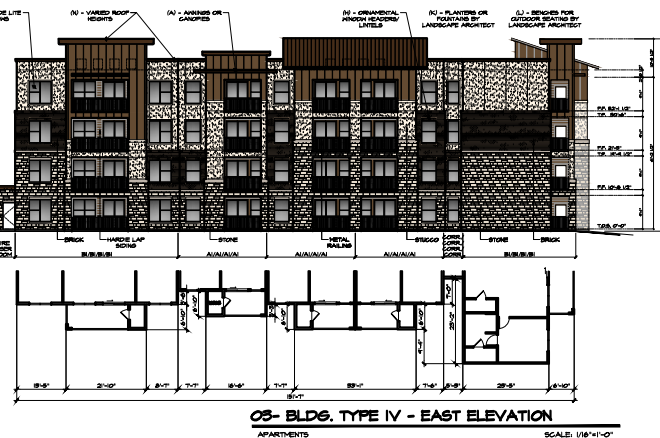
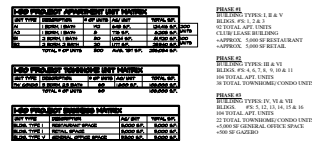
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02 - BLDG. TYPE III - SOUTH ELEVATION



01 - BLDG. TYPE III - NORTH ELEVATION

05 - PROJECT UNIT & PHASE MATRIX

[illegible]

OWNER/ APPLICANT:
OM ESTATE DEVELOPMENT
4017 BORDEAUX CIRCLE
FLOWER MOUND, TX 75022
214.603.6848

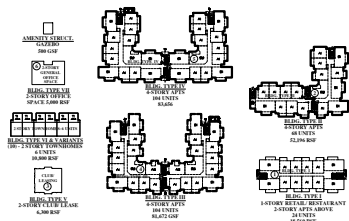
CITY SUBMITTAL
ELEVATION PLANS
CASE # 210525-2

ARCHITECTURAL
ELEMENTS

(A) - AWNINGS OR CANOPIES	(C) - PLANTERS OR FOUNTAINS BY LANDSCAPE ARCHITECTS
(G) - DIVIDE LITE WINDOWS	(J) - BENCHES FOR OUTDOOR SEATING BY LANDSCAPE ARCHITECTS
(H) - RECESSED ENTRIES	(K) - VARED ROOF HEIGHTS
(I) - ORNAMENTAL WINDOW HEADERS/ LINTLS	

[illegible]

EXHIBIT E



06 - PROJECT BUILDING TYPES

1-60 FREQUENCY ASSIGNMENT LIST MATRIX					
REF TYPE	DESCRIPTION	# OF ENTS	1-60 REF	TOTAL SP	
1	1. BOUND, 1 ENTRY	102	5400 SP.	54000 SP.	200 ENTS
A2	1. BOUND, 1 ENTRY	8	1700 SP.	13600 SP.	8 ENTS
2	2. BOUND, 1 ENTRY	80	10000 SP.	80000 SP.	80 ENTS
3	3. BOUND, 1 ENTRY	8	10000 SP.	80000 SP.	8 ENTS
TOTAL # OF ENTS		800	40000 SP.	320000 SP.	800 ENTS

1-60 FREQUENCY ASSIGNMENT LIST MATRIX					
REF TYPE	DESCRIPTION	# OF ENTS	1-60 REF	TOTAL SP	
1	1. BOUND, 1 ENTRY	102	5400 SP.	54000 SP.	200 ENTS
A2	1. BOUND, 1 ENTRY	8	1700 SP.	13600 SP.	8 ENTS
2	2. BOUND, 1 ENTRY	80	10000 SP.	80000 SP.	80 ENTS
3	3. BOUND, 1 ENTRY	8	10000 SP.	80000 SP.	8 ENTS
TOTAL # OF ENTS		800	40000 SP.	320000 SP.	800 ENTS

1-60 FREQUENCY ASSIGNMENT LIST MATRIX					
REF TYPE	DESCRIPTION	# OF ENTS	1-60 REF	TOTAL SP	
1	1. BOUND, 1 ENTRY	102	5400 SP.	54000 SP.	200 ENTS
A2	1. BOUND, 1 ENTRY	8	1700 SP.	13600 SP.	8 ENTS
2	2. BOUND, 1 ENTRY	80	10000 SP.	80000 SP.	80 ENTS
3	3. BOUND, 1 ENTRY	8	10000 SP.	80000 SP.	8 ENTS
TOTAL # OF ENTS		800	40000 SP.	320000 SP.	800 ENTS

PHASE #1
BUILDING TYPES: I, II & V
BLDGs: #1, 2 & 3
92 TOTAL APT. UNITS
CLUB/ LEASE-BUILDING
+APPROX. 5,000 SF RESTAURANT
+APPROX. 5,000 SF RETAIL

PHASE #2
BUILDING TYPES: III & VI
BLDGs: #4, 6, 7, 8, 9, 10 & 11
104 TOTAL APT. UNITS
38 TOTAL TOWNHOMES/ CONDO UNITS

PHASE #3
BUILDING TYPES: IV, Vb & VII
BLDGs: #5, 12, 13, 14, 15 & 16
104 TOTAL APT. UNITS
22 TOTAL TOWNHOMES/ CONDO UNITS
+5,000 SF GENERAL OFFICE SPACE
+500 SF GAZZBO

[illegible]

REGULATIONS NOT PROVIDED FOR THE OTHER (S)
ELEVATIONS AS THEY DO NOT FACE THE PUBLIC STREET(S)



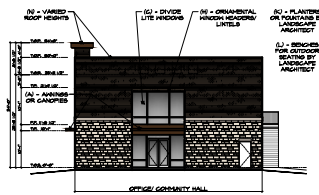
OWNER/ APPLICANT:
OM ESTATE DEVELOPMENT
4017 BORDEAUX CIRCLE
FLOWER MOUND, TX 75022
214.603.6849

CITY SUBMITTAL
ELEVATION PLANS
CASE # 210525-2

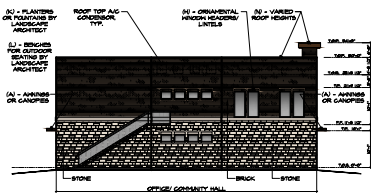
ARCHITECTURAL ELEMENTS	
(A) - AWNINGS OR CANOPIES	(C) - PLANTERS OR FOUNTAINS BY LANDSCAPE ARCHITECT
(G) - DIVIDE LITE WINDOWS	(J) - BENCHES FOR OUTDOOR SEATING BY LANDSCAPE ARCHITECT
(N) - RECESSED ENTRIES	(O) - VARED ROOF HEIGHTS
(P) - ORNAMENTAL WINDOW HEADINGS/LINTELS	

ZONING MEETING
DATE: 01.12.22
REVISIONS:

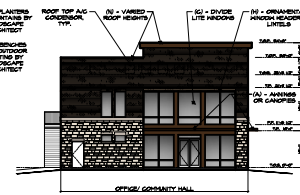
Urban Village at Rosehill
360 UNIT MIXED USE COMMUNITY
240 E. IH-30 FRMT
GARLAND, TEXAS 75043



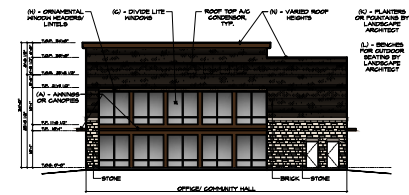
08- BLDG. TYPE VII - EAST ELEVATION
OFFICE SPACE - SIDE SCALE: 1/8"=1'-0"



07- BLDG. TYPE VII - NORTH ELEVATION
OFFICE SPACE - BACK SCALE: 1/16"=1'-0"

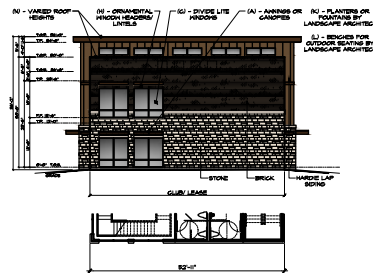


06- BLDG. TYPE VII - WEST ELEVATION
OFFICE SPACE - SIDE SCALE: 1/8"=1'-0"

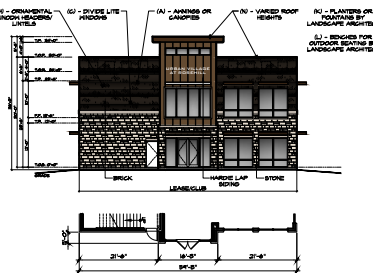


05- BLDG. TYPE VII - SOUTH ELEVATION
OFFICE SPACE - FRONT SCALE: 1/16"=1'-0"

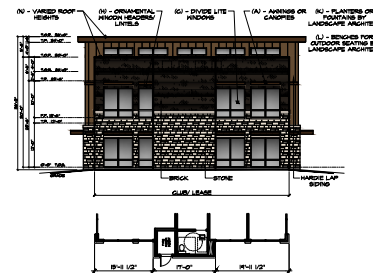
G2 - BUILDING ARTICULATION - NORTH ELEVATION		BLDG. TYPE
A. HORIZONTAL ARTICULATION FOOTPRINT	B. VERTICAL ARTICULATION FOOTPRINT	C. COMMENTS
BUILDING FACADE LENGTH BDR FT. X DBS = 1086 FT. ML VERTICAL SEGMENT CHANGE EVERY 3 FEET	BUILDING FACADE LENGTH BDR FT. X DBS = 1086 FT. ML VERTICAL SEGMENT CHANGE	OK
BUILDING FACADE LENGTH BDR FT. X DBS = 8.9 FT. ML VERTICAL SEGMENT CHANGE EVERY 3 FEET	MIRROR 3 FOOT VERTICAL ELEVATION CHANGE EVERY 30 FEET VERTICAL ELEVATION CHANGE FLAT ROOFS	OK
MIRROR 3 FOOT VERTICAL BUILDING OFFSET EVERY 30 FEET	AVERAGE NON-ARTICULATED BUILDING OFFSET	RE-



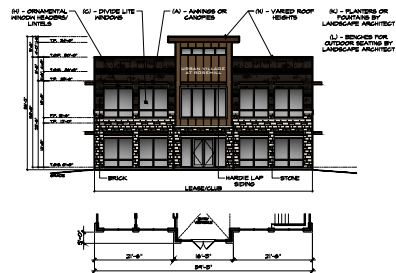
04- BLDG. TYPE V - SOUTH ELEVATION
CLUB/ LEASE BUILDING SCALE: 1/8"=1'-0"



03- BLDG. TYPE V - EAST ELEVATION
CLUB/ LEASE BUILDING SCALE: 1/16"=1'-0"



02- BLDG. TYPE V - NORTH ELEVATION
CLUB/ LEASE BUILDING SCALE: 1/16"=1'-0"



01- BLDG. TYPE V - WEST ELEVATION
CLUB/ LEASE BUILDING - FRONT SCALE: 1/16"=1'-0"

MIXED USE DEVELOPMENT

MIXED USE DEVELOPMENT

1-400 PRIORITY ASSIGNMENT LIST MATRIX				
DRY TYPE	DESCRIPTION	# OF UNITS	AG/ BIT	TOTAL SP.
AG	1 NORMAL (BATH)	80	1024 SF.	81,920 SF.
AG	1 NORMAL (BATH)	80	1024 SF.	81,920 SF.
AG	2 NORMAL (BATH)	80	1024 SF.	81,920 SF.
AG	2 NORMAL (BATH)	80	1024 SF.	81,920 SF.
TOTAL # OF UNITS		320	AG/ BIT	327,680 SF.

1-400 PRIORITY ASSIGNMENT LIST MATRIX				
DRY TYPE	DESCRIPTION	# OF UNITS	AG/ BIT	TOTAL SP.
AG	1 NORMAL (BATH)	80	1024 SF.	81,920 SF.
AG	1 NORMAL (BATH)	80	1024 SF.	81,920 SF.
AG	2 NORMAL (BATH)	80	1024 SF.	81,920 SF.
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TOTAL # OF UNITS		320	AG/ BIT	327,680 SF.

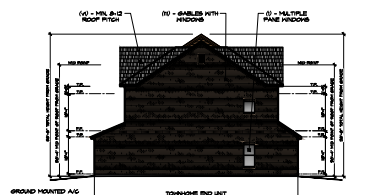
PHASE #1
BUILDING TYPES: I, II & V
BLDG. #S: 1, 2 & 3
92 TOTAL APT. UNITS
CLUB/LEASE BUILDING
+APPROX. 5,000 SF RESTAURANT
+APPROX. 5,000 SF RETAIL

PHASE #2
BUILDING TYPES: III & IV
BLDG. #S: 4, 6, 7, 8, 9, 10 & 11
104 TOTAL APT. UNITS
38 TOTAL TOWNHOME/CONDO UNITS

PHASE #3
BUILDING TYPES: VI & VII
BLDG. #S: 5, 12, 13, 14, 15 & 16
104 TOTAL APT. UNITS
22 TOTAL TOWNHOME/CONDO UNITS
+5,000 SF GENERAL OFFICE SPACE
+500 SF GAZEBO

PHASE #3
BUILDING TYPES: IV, VI & VII
BLDGs: #5, 12, 13, 14, 15 & 16
104 TOTAL APT. UNITS
22 TOTAL TOWNHOME/CONDO UNITS
+5,000 SF GENERAL OFFICE SPACE
+500 SF GLAZED

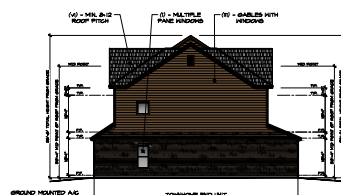
104 TOTAL APT. UNITS
22 TOTAL TOWNHOME/CONDO UNITS
+5,000 SF GENERAL OFFICE SPACE
+500 SF GAZEBO



BLDG. TYPE VIB - EAST ELEVATION

TYPICAL FRONT LOAD TONNAGE - SIDE ELEVATION

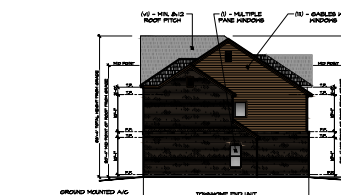
SCALE 1/1000000



BLDG. TYPE VIB - WEST ELEVATION

TYPICAL FRONT LOAD TOWNHOME - SIDE ELEVATION

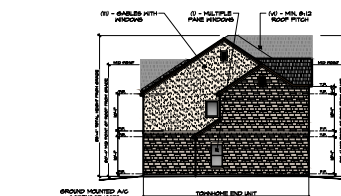
SCALE: 1/16"=1'-0"



BLDG. TYPE VIA - WEST ELEVATION

TYPICAL ALLEY TOWNHOME - SIDE ELEVATION

SCALE: 1/6"=1'



BLDG. TYPE VIA - EAST ELEVATION

TYPICAL ALLEY TOWNHOME - SIDE ELEVATION

SCALE: 1/10"=1'

1. THE PLAN SHALL BE SUBJECT TO THE FINAL APPROVAL OF A BUILDING PERMIT.
2. THE PLAN SHALL BE APPROVED BY THE BUILDING PERMIT OFFICE.
3. THE PLAN SHALL BE APPROVED BY THE BUILDING PERMIT OFFICE AND THE BUILDING PERMIT OFFICE SHALL BE REQUIRED TO OBTAIN THE BUILDING PERMIT.
4. THE PLAN SHALL BE APPROVED BY THE BUILDING PERMIT OFFICE AND THE BUILDING PERMIT OFFICE SHALL BE REQUIRED TO OBTAIN THE BUILDING PERMIT.
5. THE PLAN SHALL BE APPROVED BY THE BUILDING PERMIT OFFICE AND THE BUILDING PERMIT OFFICE SHALL BE REQUIRED TO OBTAIN THE BUILDING PERMIT.
6. THE PLAN SHALL BE APPROVED BY THE BUILDING PERMIT OFFICE AND THE BUILDING PERMIT OFFICE SHALL BE REQUIRED TO OBTAIN THE BUILDING PERMIT.
7. THE PLAN SHALL BE APPROVED BY THE BUILDING PERMIT OFFICE AND THE BUILDING PERMIT OFFICE SHALL BE REQUIRED TO OBTAIN THE BUILDING PERMIT.
8. THE PLAN SHALL BE APPROVED BY THE BUILDING PERMIT OFFICE AND THE BUILDING PERMIT OFFICE SHALL BE REQUIRED TO OBTAIN THE BUILDING PERMIT.
9. THE PLAN SHALL BE APPROVED BY THE BUILDING PERMIT OFFICE AND THE BUILDING PERMIT OFFICE SHALL BE REQUIRED TO OBTAIN THE BUILDING PERMIT.
10. THE PLAN SHALL BE APPROVED BY THE BUILDING PERMIT OFFICE AND THE BUILDING PERMIT OFFICE SHALL BE REQUIRED TO OBTAIN THE BUILDING PERMIT.



OWNER/ APPLICANT:
OM ESTATE DEVELOPMENT
4017 BORDEAUX CIRCLE
FLOWER MOUND, TX 75022
214-603-6848

CITY SUBMITTAL
ELEVATION PLANS
CASE # 210525-2

TOWNHOME ARCHITECTURAL

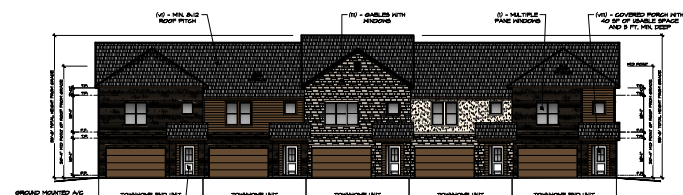
ELEMENTS	
(i) - MULTIPLE PANE WINDOWS	(ii) - GABLES WITH WINDOWS
(iii) - MINIMUM 8:12 ROOF PITCH	(iv) - FRONT COVERED PORCH WITH AT LEAST 5% OF USABLE SPACE AND MIN. DEPTH OF 5 FT.



BLDG. TYPE VIB - SOUTH ELEVATION

TYPICAL FRONT LOAD TO NUDGE - REAR ELEVATION

SCALE: 1/16"=1'



BLDG. TYPE VIB - NORTH ELEVATION

TYPICAL FRONT LOAD TOWNHOME - FRONT/STREET E

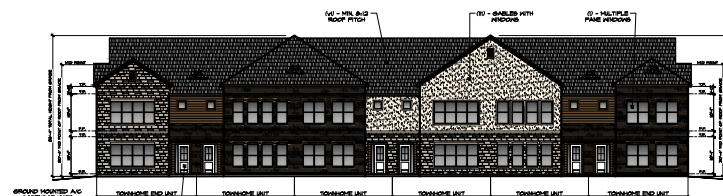
SCALE: 1/6"=1'-0"



BLDG. TYPE VIA - SOUTH ELEVATION

TYPICAL ALLEY TOWNHOME - REAR/ ALLEY ELEVATION

SCALE: 1/16"=1'-0"



BLDG. TYPE VIA - NORTH ELEVATION

TYPICAL ALLEY TOWNHOME - FRONT/ STREET ELEVATION

SCALE: 1/(M²g)^{1/2}



VICINITY MAP

OWNER/ APPLICANT:
OM ESTATE DEVELOPMENT
4017 BORDEAUX CIRCLE
FLOWER MOUND, TX 75022
214.603.6849

CITY SUBMITTAL
ELEVATION PLANS
CASE # 210525-2

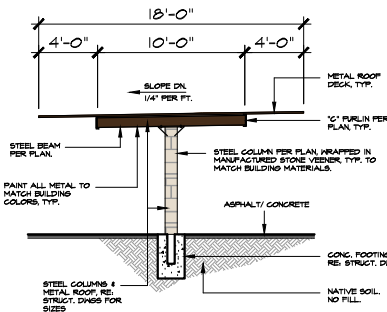
CITY OF GARLAND GENERAL NOTES:

- * THE SITE PERMIT MUST BE APPROVED PRIOR TO THE FINAL APPROVAL OF A BUILDING PERMIT.
- * THE PLAN MUST BE APPROVED BY PLAN COMMISSION BEFORE FILED AND RECORDED WITH DALLAS COUNTY AND THEN GIVEN COPIES OF THE RECORDED PLAN BACK TO THE PLANNING DEPARTMENT PRIOR TO ANY BUILDING PERMIT BEING RELEASED.
- * ALL CONSTRUCTION SHALL BE REGULATED UNDER THE 2015 I-CODES, THE 2014 NEC AND ALL APPLICABLE REQUIREMENTS OF THE GARLAND DEVELOPMENT CODE.
- * A 1/4" RATED SEPARATION WALL IS REQUIRED BETWEEN EACH UNIT.
- * ANY BUILDING SHALL REQUIRE FIRE SPROCKLE SYSTEM (FMS) IF IT IS 5000 SQUARE FEET AND GREATER OR THE OCCUPANT LOAD IS DETERMINED TO BE 100 AND GREATER. CONTACT THE FIRE MARSHAL'S OFFICE FOR FURTHER SUBMITTAL REQUIREMENTS.
- * NOTE THAT ALL UNITS SHALL REQUIRE SEPARATE PERMITTING THROUGH THE BUILDING DEPARTMENT.
- * NOTE THAT SIGNS ARE NOT ALLOWED TO BE LOCATED IN ANY EASEMENTS AND THERE IS NO VARIANCE TO ALLOW THIS.
- * NOTE THAT SIGNS ARE ALLOWED TO BE LOCATED IN A LANDSCAPE BUFFER.
- * NOTE THAT ALL SIGNS SHALL REQUIRE SEPARATE PERMITTING THROUGH THE BUILDING DEPARTMENT. REFERENCE CHAPTER 4, ARTICLE 5 OF THE GARLAND DEVELOPMENT CODE (GDC) FOR ALL SIGN REQUIREMENTS.

NOTE:
DUMPSTER SIZE REQUIREMENTS SHOWN
HERE TAKEN FROM WWW.DUMPSITE.COM.
SIZES MAY VARY BY LOCATION.

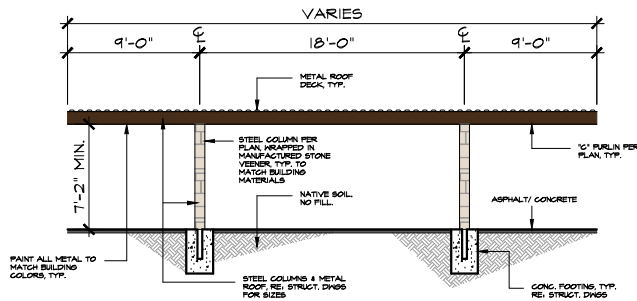
*OWNER TO VERIFY DUMPSTER TYPE
AND SIZE. RE: MANUFACTURER SPECS
FOR ACTUAL DIMENSIONS.

NOTE:
REFER TO STRUCTURAL
ENGINEER DRAWING FOR DESIGN
OF TRASH ENCLOSURE.



B- TYPICAL CARPORT ELEVATION

**CARPORT MATERIALS AND COLORS TO MATCH BUILDINGS
PER GARLAND GDC.



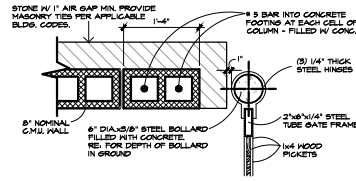
A- TYPICAL CARPORT ELEVATION

**CARPORT MATERIALS AND COLORS TO MATCH BUILDINGS
PER GARLAND GDC.

08- TYPICAL CARPORT DETAILS

*DEFERRED SUBMITTAL ITEM
TO CARPORT MANUFACTURER

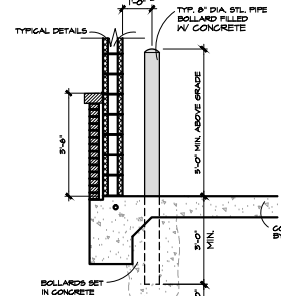
SCALE: N.T.S.



01- C.M.U. COL. / GATE DTL. SECTION

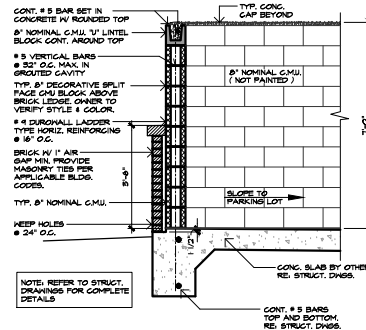
NOTE: VERIFY ALL DETAILS W/
GATE MANUFACTURER

SCALE: 1" = 1'-0"



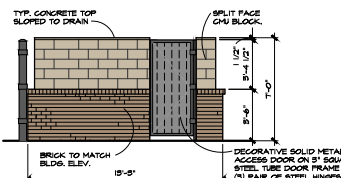
06A- BOLLARD DETAIL

SCALE: 1/2" = 1'-0"



06- WALL SECTION DETAIL

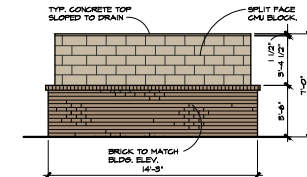
SCALE: 1/2" = 1'-0"



05- RIGHT SIDE ELEVATION

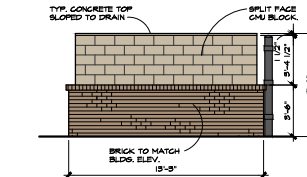
*OWNER TO VERIFY DECORATIVE SOLID METAL
ACCESS DOOR DESIGN AND DOOR MANUFACTURER.
VERIFY ALL DETAILS W/ DOOR MANUFACTURER.

SCALE: 1/4" = 1'-0"



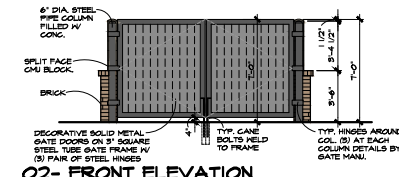
04- REAR ELEVATION

SCALE: 1/4" = 1'-0"



03- LEFT SIDE ELEVATION

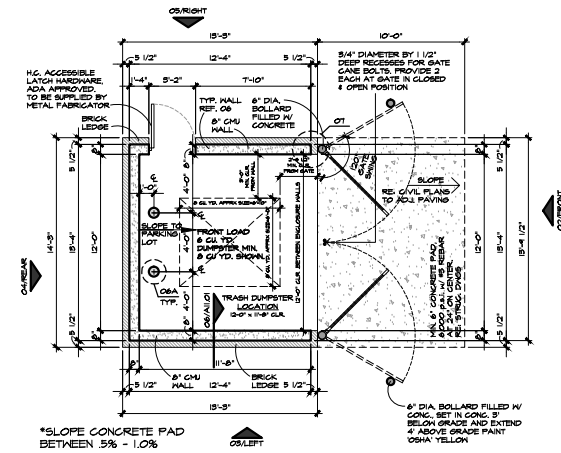
SCALE: 1/4" = 1'-0"



02- FRONT ELEVATION

SCALE: 1/4" = 1'-0"

*OWNER TO VERIFY DECORATIVE SOLID METAL
GATE DOOR DESIGN AND GATE MANUFACTURER.
VERIFY ALL DETAILS W/ GATE MANUFACTURER.



*SLOPE CONCRETE PAD
BETWEEN .5% - 1.0%

01- TRASH DUMPSTER ENCLOSURE PLAN

*NOTE: REF. SHEET A2.01 - SITE PLAN FOR LOCATION
*REF. TO SUPPLY POWER PULL LINE AND WATER LINE FOR HOSE BIB
TO TRASH ENCLOSURE

SCALE: 1/4" = 1'-0"

ZONING MEETING
DATE: 01.12.22
REVISIONS:

Urban Village at Rosehill
360 UNIT MIXED USE COMMUNITY
1-30 FRONTAGE RD
GARLAND, TEXAS 75043

IKEMIRE ARCHITECTS LLC
ARCHITECTURE
PLANNING
INTERIORS
16860 DALLAS PKWY. SUITE 2900 DALLAS, TX 75248-2486 FAX 972-248-1557

A5.2
of
JOB # 221054



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. d.

Meeting Date: 04/19/2022

Item Title: Z 21-55 Sean Kim (District 5)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 21-55 Sean Kim

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 21-55 Ordinance

Z 21-55 Exhibit A

Z 21-55 Exhibit B

Z 21-55 Exhibit C

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION FOR A RECEPTION FACILITY ON A 6.91-ACRE TRACT OF LAND ZONED INDUSTRIAL (IN) DISTRICT AND LOCATED AT 2800 WEST KINGSLEY ROAD, SUITE 100; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 16th day of March, 2022, the Plan Commission did consider and make recommendations on a certain request for a Specific Use Provision for a Reception Facility made by **Sean Kim**; and

WHEREAS, The City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

Now, therefore, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, that:

Section 1

The Garland Development Code is hereby amended by approving a Specific Use Provision for a Reception Facility on a 6.91-acre tract of land zoned Industrial (IN) District and located at 2800 West Kingsley Road, Suite 100 and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

Development shall be in conformance with the conditions, restrictions, and regulations set forth in the Garland Development Code.

Section 3

That a violation of this Ordinance shall be a misdemeanor punishable in accordance with Section 10.05 of the Code of Ordinances, City of Garland, Texas.

Section 4

NOTICE OF CONDITIONS OF COMPLIANCE: Notwithstanding the provisions of any other ordinance of the City, the full, complete, and continuing compliance with all the conditions, restrictions, and regulations of this Ordinance is a condition to the issuance and continuation of any permit, approval, authorization or consent by the City, including without limitation the issuance or continuation of any certificate of occupancy for any building or structure located on any portion of the property described in Exhibit A. All promises, representations, obligations and undertakings made or assumed by the applicant to the City Council at any public presentation in connection with the granting of this Ordinance are hereby incorporated into and made a part of this Ordinance as if expressly set forth herein at length. No substantial deviation from any material portion of the conditions, restrictions, and regulations contained within this Ordinance are allowed except as may be provided by the City Council after a public hearing.

Section 5

That the Garland Development Code, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 6

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

Section 7

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

PASSED AND APPROVED this _____ day of _____, 2022.

THE CITY OF GARLAND, TEXAS

FILE NO. Z 21-55

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 21-55

BEING 6.91 acres of land situated in the W.W. KEEN SURVEY, ABSTRACT NO. 740, City of Garland, Dallas County, Texas, and being all of Lot 3, Block 1 of McCasland Addition No. 2, an addition to the City of Garland, Texas, according to the Plat thereof recorded in Volume 72061, Page 2765, of the Deed Records of Dallas County, Texas, according to the Plat thereof recorded in Volume 70098, Page 1637 of the Deed Records of Dallas County, Texas, and being all of Lot 5, Block 1 of McCasland Addition No. 6, an addition to the City of Garland, Texas, according to the Plat thereof recorded in Volume 83124, Page 3528 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a ½ inch iron rod with yellow plastic cap stamped "R.S.C.I RPLS 5034" set for corner in the South right-of-way line of Kingsley Road (100 foot R.O.W) at the Northwest corner of said Lot 3, Block 1 and the Northeast corner of Lot 2, Block 1;

THENCE South 89 degrees 54 minutes 00 seconds East (controlling bearing line) along said right-of-way line, a distance of 633.00 feet to a ½ inch iron rod found for corner at the North most Northeast corner of said Lot 5, Block 1;

ZONING FILE NUMBER Z 21-55

THENCE South 00 degrees 10 minutes 00 seconds West along the East line of Lot 5, a distance of 245.00 feet to a ½ inch rod found for corner at an "L" corner of same;

THENCE South 89 degrees 54 minutes 00 seconds East along Lot 5, a distance of 106.40 feet to a ½ inch iron rod with yellow plastic cap stamped "R.S.C.I RPLS 5034" set for corner at the East most Northeast corner of said Lot 5;

THENCE South 00 degrees 10 minutes 00 seconds West along the East line of Lot 5, a distance of 196.23 feet to a 5/8 inch iron rod found for corner at the Southeast corner of Lot 5 and being in the North right-of-way line of M.K. & T. Railroad;

THENCE South 89 degrees 54 minutes 00 seconds West along the South line of Lots 5, 4 and 3, Block 1 and the North right-of-way line of the M.K. & T. Railroad, a distance of 739.41 feet to a ½ inch iron rod found for the corner at the Southwest corner of said Lot 3, Block 1;

THENCE North 00 degrees 10 minutes 00 seconds East along the West line of said Lot 3, a distance of 443.81 feet to the POINT OF BEGINNING and containing 301,131 square feet or 6.91 acres of land.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-55

2800 West Kingsley Road, Suite 100

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Reception Facility Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773 and Industrial (IN) District, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
 - A. Development is to be in general conformance with the approved site plan labeled Exhibit C. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Use Provision:**
 - A. Site Plan: The site shall be in conformance with the site layout in Exhibit C. The Reception Facility use is limited to Suite #100 as shown in Exhibit C.
 - B. Signage: All signage shall comply with the Garland Development Code signage requirements.
 - C. Security: Security shall be provided at every event where alcohol is provided. Security will be provided by a person authorized to provide private security under Chapter 1702 of the Texas Occupations Code.
 - D. Loitering: No congregation or loitering will be allowed to occur outside the facility.
 - E. SUP Time Period: The Specific Use Provision for Reception Facility shall be in effect for fifteen (15) years.



PARKING SUMMARY
360 REGULAR SPACES
7 PARALLEL SPACES
2 HANDICAP SPACES

CURRENTLY ZONED ~~Neighborhood~~ Community Retail (CR)

ZONING RESTRICTIONS ARE:

- PARKING RATIO= ONE (1) SPACE FOR EACH 300 SQ. FT. OFFICE
- ONE (1) SPACE FOR EACH 1,000 SQ. FT. WAREHOUSE
- SET BACKS- FRONT= 30 FOOT / MIN. & REAR= 30' MIN. & SIDE 20' MIN.

HEIGHT RESTRICTION-BUILDINGS MAY BE ERRECTED TO ANY LEGAL HEIGHT

DESCRIPTION

All test results are given in terms of miles per hour (mph) unless otherwise specified. All test results are given in terms of miles per hour (mph) unless otherwise specified. All test results are given in terms of miles per hour (mph) unless otherwise specified.

TESTING PROCEDURE

The test results are given in terms of miles per hour (mph) unless otherwise specified. The test results are given in terms of miles per hour (mph) unless otherwise specified. The test results are given in terms of miles per hour (mph) unless otherwise specified.

TESTING RESULTS

The test results are given in terms of miles per hour (mph) unless otherwise specified. The test results are given in terms of miles per hour (mph) unless otherwise specified. The test results are given in terms of miles per hour (mph) unless otherwise specified.

TESTING CONCLUSIONS

The test results are given in terms of miles per hour (mph) unless otherwise specified. The test results are given in terms of miles per hour (mph) unless otherwise specified. The test results are given in terms of miles per hour (mph) unless otherwise specified.

010301

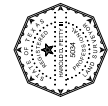
NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48113C0020 L dated July 7, 2014, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED PLAT.

SURVEYOR'S CERTIFICATE

I, Harold D. Fatty, III, Registered Professional Land Surveyor No. 50334, do hereby certify that the above plat of the property surveyed for Lawyers Title Company, Fidelity National Title Insurance Company and Jirko Kim at 2800 W. Kingsley Road, Garland, Dallas County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1962 and subsequent revisions, and the same was surveyed under my supervision on the land this the 20th day of June, 1977.



Hardford, Fetty III, R.P.L.S. No. 5034

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE iracy@hdfelly.com
CLIENT AIR OF

Site size:	6.91 acres
Building size:	99,600 SQF
SUP request unit size:	19,967 SQF
Height of the building:	One story, 12.2'
Existing zoning:	Community Retail
Required parking spaces per GDC proposed use: <i>RECEPTION FACILITY</i>	Required parking spaces 200 Total Parking on site: 369 Parking Spaces



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. e.

Meeting Date: 04/19/2022

Item Title: Z 22-02 Don Gordon (District 8)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 22-02 Don Gordon

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 22-02 Ordinance

Z 22-02 Exhibit A

Z 22-02 Exhibit B

Z 22-02 Exhibit C

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) AN AMENDMENT TO PLANNED DEVELOPMENT (PD) DISTRICT 82-42 TO ALLOW AN AUTOMOBILE REPAIR, MAJOR USE AND 2) A DETAIL PLAN FOR AN AUTOMOBILE REPAIR, MAJOR USE ON A 0.373-ACRE TRACT OF LAND LOCATED AT 2025 OLD MILL RUN; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 16th day of March, 2022, the Plan Commission did consider and make recommendations on a certain request for a 1) an Amendment to Planned Development (PD) District 82-42 to allow an Automobile Repair, Major Use and 2) A Detail Plan for an Automobile Repair, Major Use made by **Don Gordon**; and

WHEREAS, The City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

Now, therefore, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, that:

Section 1

The Garland Development Code is hereby amended by approving 1) an Amendment to Planned Development (PD) District 82-42 to allow an Automobile Repair, Major Use and 2) a Detail Plan for an Automobile Repair, Major Use on a 0.373-acre tract of land located at 2025 Old Mill Run and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

Development shall be in conformance with the conditions, restrictions, and regulations set forth in the Garland Development Code.

Section 3

That a violation of this Ordinance shall be a misdemeanor punishable in accordance with Section 10.05 of the Code of Ordinances, City of Garland, Texas.

Section 4

NOTICE OF CONDITIONS OF COMPLIANCE: Notwithstanding the provisions of any other ordinance of the City, the full, complete, and continuing compliance with all the conditions, restrictions, and regulations of this Ordinance is a condition to the issuance and continuation of any permit, approval, authorization or consent by the City, including without limitation the issuance or continuation of any certificate of occupancy for any building or structure located on any portion of the property described in Exhibit A. All promises, representations, obligations and undertakings made or assumed by the applicant to the City Council at any public presentation in connection with the granting of this Ordinance are hereby incorporated into and made a part of this Ordinance as if expressly set forth herein at length. No substantial deviation from any material portion of the conditions, restrictions, and regulations contained within this Ordinance are allowed except as may be provided by the City Council after a public hearing.

Section 5

That the Garland Development Code, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 6

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

Section 7

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

FILE NO. Z 22-02

PASSED AND APPROVED this _____ day of _____,
2022.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 22-02

BEING A TRACT OR PARCEL OF LAND OUT OF LOT 17. BLOCK 1. IN THE JACOB REAGER SURVEY. ABSTRACT NO. 1259. IN THE NORTH STAR WEST ESTATES. 4TH SECTION ADDITION. AN ADDITION TO THE CITY OF GARLAND. DALLAS COUNTY. TEXAS. ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 71045. PAGE 2582. MAP RECORDS. DALLAS COUNTY. TEXAS. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING. FOR REFERENCE. AT THE INTERSECTION OF THE NORTH LINE OF BUCKINGHAM ROAD (110 FOOT RIGHT-OF-WAY. WITH THE WEST LINE OF OLD MILL RUN (50 FOOT RIGHT-OF-WAY):

THENCE NORTH 00 DEGREES 44 MINUTES WEST WITH THE WEST LINE OF OLD MILL RUN. A DISTANCE OF 291.65 FEET TO AN "X" FOUND FOR CORNER AT THE POINT OF BEGINNING:

THENCE SOUTH 89 DEGREES 34 MINUTES 30 SECONDS WEST. LEAVING THE WEST LINE OLD MILL RUN. A DISTANCE OF 212.0 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER. SAID POINT BEING THE EAST LINE OF A 20 FOOT ALLEY:

THENCE NORTH 00 DEGREES 44 MINUTES WEST. WITH THE EAST LINE OF A 20 FOOT WIDE ALLEY. A DISTANCE OF 78.20 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER:

THENCE NORTH 89 DEGREES 34 MINUTES 30 SECONDS EAST. LEAVING THE EAST LINE OF A 20 FOOT ALLEY. A DISTANCE OF 198.0 FEET TO AN "X" FOUND IN CONCRETE. SAID POINT BEING IN THE WEST LINE OF OLD MILL RUN. AND IN A CURVE TO THE RIGHT HAVING A

ZONING FILE NUMBER Z 22-02

CENTRAL ANGLE OF 22 DEGREES 29 MINUTES 39 SECONDS. A
RADIUS OF 184.13 FEET. AND AN ARC DISTANCE OF 72.29 FEET
TO AN "X" FOUND FOR CORNER:

THENCE SOUTH 00 DEGREES 44 MINUTES EAST. WITH THE WEST
LINE OF OLD MILL RUN. A DISTANCE OF 7.87 FEET TO AN "X"
SET FOR CORNER AND SAID POINT BEING THE POINT OF BEGINNING
AND CONTAINING 16.263 SQUARE FEET OR 0.373 ACRE OF LAND.

EXHIBIT A

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-02

2025 Old Mill Run

- I. Statement of Purpose:** The purpose of this Planned Development District is to amend the Planned Development (PD) District 82-42 to allow an Automobile Repair, Major Use by right at 2025 Old Mill Run.
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) District 82-42, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 82-42 and the Community Retail(CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development is to be in general conformance with the approved Detail Plan set forth in Exhibit C. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Specific Conditions:**
- A. Site Layout: The Automobile Repair, Major Use shall be in conformance with the layout in Exhibit C.
- B. Signage: All signage shall comply with the GDC requirements.
- C. Vehicle Repair: The Automobile Repair, Major Use shall only conduct bodywork and vehicle paint work on the subject site. Mechanical repairs ordinarily allowed with Automobile Repair, Major Use, as defined by the Garland Development Code, such as engine and transmission repairs, are prohibited on the subject property. Automobile Repair, Minor Use, as defined by the Garland Development Code, is allowed on the subject property. All repair

vehicles shall be stored in the rear of the property and all repair work shall take place in the existing building.

EXHIBIT C

LEGAL DESCRIPTION

STATE OF TEXAS,
COUNTY OF DALLAS:

BEING A TRACT OR PARCEL OF LAND OUT OF LOT 17, BLK 1, IN THE JACOB REAGER SURVEY, ABSTRACT NO. 1259, IN THE NORTH STAR WEST ESTATES 4TH SECTION ADJUTON AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP HEREOF RECORDED IN VOLUME 76043, PAGE 2362, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

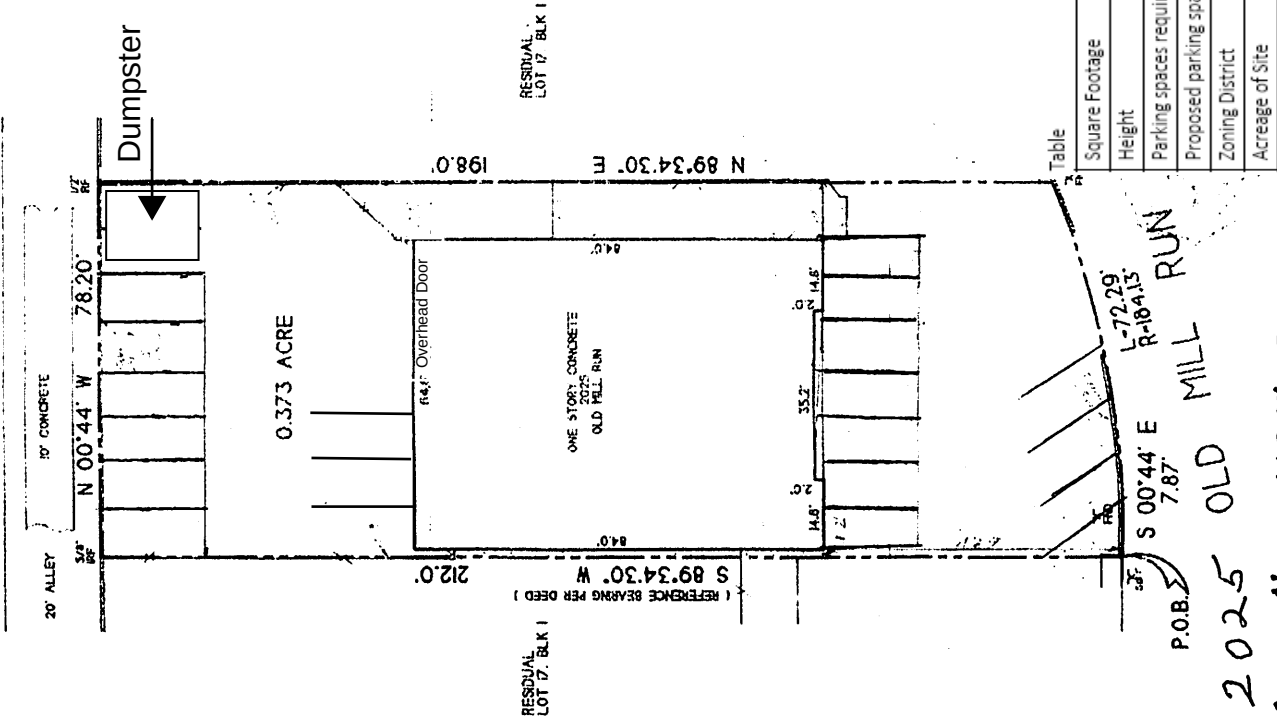
COMMENCING FOR REFERENCE AT THE INTERSECTION OF THE NORTH LINE OF BUCKINGHAM ROAD (NO FOOT RIGHT-OF-WAY), WITH THE WEST LINE OF OLD HELL RUN (50 FOOT RIGHT-OF-WAY);
THENCE NORTH 00 DEGREES 44 MINUTES WEST WITH THE WEST LINE OF OLD HELL RUN, A DISTANCE OF 291.65 FEET TO AN "X" FOUND FOR CORNER AT THE POINT OF BEGINNING;
THENCE SOUTH 89 DEGREES 34 MINUTES WEST, LEAVING THE WEST LINE OF OLD HELL RUN, A DISTANCE OF 212.0 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE EAST LINE OF A 20 FOOT ALLEY;

THENCE NORTH 00 DEGREES 44 MINUTES WEST, WITH THE EAST LINE OF A 20 FOOT WIDE ALLEY, A DISTANCE OF 78.20 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 89 DEGREES 34 MINUTES 30 SECONDS EAST, LEAVING THE EAST LINE OF A 20 FOOT ALLEY, A DISTANCE OF 198.0 FEET TO AN "X" FOUND IN CONCRETE AND POINT BEING IN THE WEST LINE OF OLD HELL RUN AND IN A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 22 DEGREES 29 MINUTES 39 SECONDS, A RADIUS OF 18413 FEET, AND AN ARC DISTANCE OF 72.29 FEET TO AN "X" FOUND FOR CORNER;

THENCE SOUTH 00 DEGREES 44 MINUTES EAST, WITH THE WEST LINE OF OLD HELL RUN, A DISTANCE OF 7.87 FEET TO AN "X" SET FOR CORNER AND SAID POINT BEING THE POINT OF BEGINNING AND CONTAINING 0.373 ACRES OR 0.373 ACRE OF LAND.

NOTE: PER THE NATIONAL FLOOD INSURANCE
RATE MAP COMMUNITY PANEL NO. 48430220J
THIS PROPERTY LIES WITHIN ZONE X (AREAS
DETERMINED TO BE OUTSIDE THE 500 YEAR
FLOOD PLAIN)



Case No. 211214-3

Leaving Right of Way



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

4.

Meeting Date: 04/19/2022

Item Title: Shiloh Road - Advanced Funding Agreement with TxDOT (CSJ 0918-47-308)

Submitted By: Laura Dunn, Strategic Projects and Capital Portfolio Manager

Summary of Request/Problem

The City of Garland applied for federal funding through the Regional Transportation Committee (RTC) for the reconstruction and widening of S. Shiloh Road from W. Kingsley Road to W. Miller Road. The RTC has granted the City of Garland funding for construction of this project. In order to accept the funding, the City of Garland must enter into two advanced funding agreements with the Texas Department of Transportation (TxDOT), who is administering the advanced funding agreement on behalf of the Federal Government. Council was briefed at the April 4, 2022 Work Session on the need to consider two separate resolutions in order to accept the funding for this project. (Each resolution is being considered as an individual agenda item.)

Recommendation/Action Requested and Justification

Council is requested to approve a resolution authorizing the City Manager to sign an advanced funding agreement with TxDOT for CSJ 0918-47-308.

Attachments

Shiloh Road - Resolution for AFA 0918-47-308

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF GARLAND, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN ADVANCED FUNDING AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR TxDOT PROJECT CSJ 0918-47-308, A CONGESTION MITIGATION AND AIR QUALITY (CMAQ) IMPROVEMENT PROJECT AND SURFACE TRANSPORTATION BLOCK GRANT (STBG) PROGRAM PROJECT OFF-SYSTEM TO WIDEN SOUTH SHILOH ROAD FROM WEST KINGSLEY ROAD TO WEST MILLER ROAD; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Garland desires to enter an agreement with the Texas Department of Transportation ("TxDOT") to widen S. Shiloh Road between W. Kingsley Road and W. Miller Road in a Project identified as CSJ 0918-47-308 ("Project"); and

WHEREAS, the Project consists of the widening of S. Shiloh Road from 4-lanes to 6-lanes with sidewalks from W. Kingsley Road to W. Miller Road in the City of Garland; and

WHEREAS, TxDOT has authorized the Project to proceed; and

WHEREAS, the Project is estimated to cost \$2,093,492; and

WHEREAS, state and federal funds are available to offset a portion of the costs; and

WHEREAS, the City of Garland's share of the Project costs is estimated to be \$400,000; and

WHEREAS, City approval of the advanced funding agreement is necessary to fund and proceed with the Project;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That the City Council hereby authorize the City Manager to enter into an advanced funding agreement with the Texas Department of Transportation for the purpose of obtaining state and federal funds for widening of S. Shiloh Road from 4-lanes to 6-lanes with sidewalks from W. Kingsley Road to W. Miller Road in the City of Garland.

Section 2

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the ____ day of _____, 2022.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

5.

Meeting Date: 04/19/2022

Item Title: Forest Lane Railroad Crossing Improvements (S. Kirby Street to S. International Road)

Submitted By: Steve Oliver, Streets Director

Summary of Request/Problem

The existing railroad crossing on Forest Lane between S. Kirby Street and S. International Road belongs to the Dallas, Garland & Northeastern Railroad Company (DGNO). The crossing surface has deteriorated over time and needs improvements to provide a better pavement surface for the traveling public. The existing track crosses Forest Lane diagonally at this location. On the east side of the crossing, there is an asphalt section of roadway pavement approximately 14 feet in width. When Forest Lane was reconstructed in the 1987/1988 timeframe, the as-built engineering plans indicated a double track at this location. The east track was removed sometime after the reconstruction of Forest Lane, and the area where the east railroad track was previously located was reconstructed with asphaltic pavement material.

The Street Department's design plans for this railroad crossing improvement call for removing this asphalt pavement and reconstructing it with reinforced concrete pavement. DGNO will allow this construction to occur in their right-of-way provided the City of Garland passes a resolution acknowledging that DGNO has not abandoned its rights to the additional area at this crossing and that DGNO can reinstall the additional track at this crossing at a future date at its sole cost and expense, should it choose to do so.

This issue was presented to the City Council at the April 4, 2022 Work Session.

Recommendation/Action Requested and Justification

Staff recommends approval of the attached resolution acknowledging DGNO's rights, title and interest to and upon that certain railroad crossing on Forest Lane between S. Kirby Street and S. International Road and granting permission to reinstall an additional track at this location in the future at the request and sole cost and expense of DGNO.

Attachments

Resolution Forest Lane Railroad Crossing

RESOLUTION NO. _____

A RESOLUTION ACKNOWLEDGING THE DALLAS, GARLAND & NORTHEASTERN RAILROAD INCORPORATED'S CONTINUED RIGHTS, TITLE, AND INTEREST TO AND UPON THE RAILROAD CROSSING ALONG WITH THE PUBLIC RIGHT-OF-WAY ON FOREST LANE BETWEEN SOUTH KIRBY STREET AND SOUTH INTERNATIONAL ROAD, AND GRANTING PERMISSION TO REINSTALL CROSSING FACILITIES IN THE FUTURE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Garland desires to remove the existing asphalt pavement located within the existing railroad crossing (DOT Crossing Inventory No. 415244H) crossing the public right-of-way of Forest Lane between South Kirby Street and South International Road and replace it with concrete reinforced pavement;

WHEREAS, The Dallas, Garland & Northeastern Railroad Incorporated ("DGNO") has agreed to allow the City to enter upon and into its Crossing for the removal of the existing asphalt pavement and provide concrete replacement construction at this location;

WHEREAS, DGNO's authorization is conditioned upon the City acknowledging that DGNO is not abandoning any of its rights, title, or interests in the Crossing and expressly agreeing to allow DGNO to reinstall the additional railroad tracks at this crossing in the future if necessary for railroad service at the DGNO's expense;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That the City Council hereby acknowledges that in exchange for allowing the City to enter into and upon the Crossing to remove the existing asphalt pavement and replace it with reinforced concrete pavement, DGNO has not abandoned any of its rights, title, or interest in or to the Crossing, and further expressly agrees to allow DGNO to reinstall, at DGNO's request and sole cost and expense, an additional railroad track at this crossing in the future if necessary for railroad service.

Section 2

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the ____ day of _____, 2022.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

6.

Meeting Date: 04/19/2022

Item Title: Shiloh Road - Advanced Funding Agreement with TxDOT (CSJ 0918-47-271)

Submitted By: Laura Dunn, Strategic Projects and Capital Portfolio Manager

Summary of Request/Problem

The City of Garland applied for federal funding through the Regional Transportation Committee (RTC) for the reconstruction and widening of S. Shiloh Road from W. Kingsley Road to W. Miller Road. The RTC has granted the City of Garland funding for construction of this project. In order to accept the funding, the City of Garland must enter into two advanced funding agreements with the Texas Department of Transportation (TxDOT), who is administering the advanced funding agreement on behalf of the Federal Government. Council was briefed at the April 4, 2022 Work Session on the need to consider two separate resolutions in order to accept the funding for this project. (Each resolution is being considered as an individual agenda item.)

Recommendation/Action Requested and Justification

Council is requested to approve a resolution authorizing the City Manager to sign an advanced funding agreement with TxDOT for CSJ 0918-47-271.

Attachments

Shiloh Road - Resolution for AFA 0918-47-271

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF GARLAND, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN ADVANCED FUNDING AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR TXDOT PROJECT CSJ 0918-47-271, A SURFACE TRANSPORTATION BLOCK GRANT (STBG) PROGRAM PROJECT UTILIZING TRANSPORTATION DEVELOPMENT CREDITS (TDC) OFF-SYSTEM TO WIDEN SHILOH ROAD FROM KINGSLEY ROAD TO MILLER ROAD; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Garland desires to enter an agreement with the Texas Department of Transportation ("TxDOT") to widen Shiloh Road between Kingsley Road and Miller Road in a Project identified as CSJ 0918-47-271 ("Project"); and

WHEREAS, the Project consists of the widening of Shiloh Road from 4-lanes to 6-lanes with sidewalks from Kingsley Road to Miller Road in the City of Garland; and

WHEREAS, TxDOT has authorized the Project to proceed; and

WHEREAS, the Project is estimated to cost \$19,729,181.25; and

WHEREAS, state and federal funds are available to offset a portion of the costs; and

WHEREAS, the City of Garland's share of the Project costs is estimated to be \$3,750,000, all of which is to be offset by Transportation Development Credits; and

WHEREAS, City approval of the advanced funding agreement for the Project is necessary to fund and proceed with the Project;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That the City Council hereby authorize the City Manager to enter into an advanced funding agreement with the Texas Department of Transportation for the purpose of obtaining state and federal funds for widening of Shiloh Road from 4-lanes to 6-lanes with sidewalks from Kingsley Road to Miller Road in the City of Garland.

Section 2

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the ____ day of _____, 2022.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

7.

Meeting Date: 04/19/2022

Item Title: Youth Programs Standards of Care Ordinance

Submitted By: D'Lee Williams, Recreation Director

Summary of Request/Problem

Council is requested to adopt an ordinance with public comments for Youth Programs Standards of Care to meet the requirements of Texas Human Resource Code, Section 42.041(b)(14) to exempt recreational programs for children operated by municipalities from state child care licensing.

In order to receive exempt status for elementary age (ages 5-13) and teen recreation programs, a municipality must adopt a youth programs standards of care ordinance after a public hearing.

Parks, Recreation and Cultural Arts Department staff has formulated standards of care for youth programs that includes staffing ratios, minimum staff, qualifications, minimum facilities, health and safety standards, and a mechanism for monitoring and enforcing the local standards; and further provides for notifying parents that the program is not licensed by the state and that the program may not be advertised as a day care facility.

This item was considered by the Council at the April 4, 2022 Work Session.

Recommendation/Action Requested and Justification

Adopt an ordinance with public comments for Youth Programs Standards of Care.

Attachments

Youth Programs Standards of Care Ordinance

Youth Programs Standards of Care

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF GARLAND, TEXAS, ADOPTING STANDARDS OF CARE FOR YOUTH PROGRAMS OFFERED BY THE CITY OF GARLAND PARKS, RECREATION, CULTURAL ARTS DEPARTMENT; DIRECTING THAT A COPY OF THIS ORDINANCE, THE ADOPTED STANDARDS OF CARE, AND OTHER PROGRAM INFORMATION BE DELIVERED TO THE STATE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Texas Human Resource Code, Section 42.041(b)(14) establishes requirements to exempt recreational programs operated by municipalities for children from State child care licensing;

WHEREAS, in order to receive exempt status for an elementary age (ages 5-13) recreation program, a municipality must adopt standards of care ordinance after a public hearing for the program, then submit a copy of the standards, a notice of the public hearing for the program, a copy of the program, and a copy of the ordinance adopting the standards to the State;

WHEREAS, the City of Garland, Texas, has formulated standards of care that at a minimum includes staffing ratios, minimum staff, qualifications, minimum facilities, health and safety standards, and a mechanism for monitoring and enforcing the local standards; and further provides for notifying parents that the program is not licensed by the state and that the program may not be advertised as a day care facility; and

WHEREAS, the City Council after conducting a public hearing and affording a full and fair hearing to all citizens, and in the exercise of legislative discretion, has concluded that the attached standards of care should be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF GARLAND, TEXAS;

Section 1.

The City Of Garland, Texas, hereby adopts the standards of care for an elementary age recreation program, which is attached as Exhibit "A" and incorporated herein by reference, pursuant to Section 42.041 (b)(14), Texas Human Resources Code.

Section 2.

That the Managing Director of Parks, Recreation, and Cultural Arts shall cause a copy of the standards, a notice of the public hearing for the program, a copy of the program, and a copy of this Ordinance adopting the standards be delivered to the State in accordance with the applicable regulations.

Section 3.

This Ordinance shall become effective immediately upon its passage and approval.

PASSED AND APPROVED this the _____ day of _____, 2022.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



City of Garland

Youth Program Standards of Care

The following Youth Program Standards of Care (“Standards of Care”) allow for exemption from state licensing by the City of Garland, Texas pursuant to Texas Human Resources Code §42.041(b)(14). The Standards of Care are intended to be minimum standards by which the City of Garland Parks, Recreation and Cultural Arts Department will operate the City's Youth Programs. The programs operated by the City are recreational in nature and are not day care programs.

GENERAL ADMINISTRATION

1) Organization

- A. The governing body of the Programs is the City Council.
- B. Implementation of the Standards of Care is the responsibility of the Director and Department employees.
- C. These Standards of Care apply to all Programs.
- D. Each Garland recreation center will have available for public review a current copy of the Standards of Care.
- E. Parents will be provided access to a current copy of the Standards of Care through the City’s web site.
- F. Criminal background checks will be conducted on prospective Program employees ages 18 and older. If results of that criminal check indicate that an applicant has been convicted of any of the following offenses, he or she will not be considered for employment:
 - (1) a felony or a misdemeanor classified as an offense against a person or family;
 - (2) a felony or misdemeanor classified as public indecency;
 - (3) a felony or misdemeanor violation of any law intended to control the possession or distribution of any controlled substance;
 - (4) any offense involving moral turpitude; or
 - (5) any offense that would potentially put youth participants or the City at risk.

2) Definitions

As used in these Standards of Care, the following words and phrases shall have the following meanings unless the context clearly indicates a different meaning:

- A. *City*: City of Garland, a Texas home rule municipality located in Dallas County, Texas.
- B. *City Council*: City Council of the City of Garland.
- C. *Department*: City’s Parks, Recreation and Cultural Arts Department.
- D. *Director*: The Recreation Director of the Department or their designee.
- E. *Employee(s)*: Term used to describe people who have been hired to work for the City and have been assigned responsibility for managing, administering, or implementing some portions of the

Programs.

F. *Parent(s)*: This term will be used to represent one or both parent(s) or adults who have legal custody and authority to enroll their child(ren) in Programs.

G. *Participant*: A youth whose parent(s) have completed all required registration procedures and determined to be eligible for a Program.

H. *Program* or *Youth Program*: City recreation programs consisting of the Standing Tall and Reaching for Success (STARS) Camp, the Duck Creek Adventure Camp, Fields Recreation Center Summer Camp, Granger Recreation Center Summer Camp and such other recreation programs operated from time to time by the Department where the participants are Youth.

I. *Program Leader* or *Leader*: A Department part-time employee who has been assigned responsibility to implement the Programs.

J. *Program Manual*: Notebook of policies, procedures, required forms, and organizational and programming information relevant to Programs.

K. *Program Site*: The recreation center where program is located.

L. *Program Supervisor* or *Supervisor*: The Department's full-time Specialist who has been assigned administrative responsibility for one or more of the Programs.

M. *Recreation Center*: One of six facilities operated by the City of Garland.

N. *Youth*: A child who is at least five (5) years of age but not older than thirteen (13) years of age.

O. *Recreation Manager*: The Recreation Manager of the Department or their designee.

3) Inspections/Monitoring/Enforcement

A. The Director or Recreation Manager will make visual inspections of the Program based on the following schedule:

(1) The STARS, Duck Creek Adventure, Fields Recreation Center and Granger Recreation Center camps will be inspected twice during its summer schedule.

(2) Programs scheduled during winter break and spring break will be inspected once.

(3) The inspection schedule of other Programs shall be determined when established and will be based on the duration of the Program.

B. Complaints regarding enforcement of the Standards of Care will be directed to the Supervisor. The Supervisor will be responsible to take the necessary steps to resolve the problems.

Complaints regarding enforcement of the Standards of Care and their resolution will be recorded by the Supervisor. Serious complaints regarding enforcement of the Standards of Care will be addressed by the Director and the complaint and the resolution will be noted.

4) Participation

A. Before a Youth can participate, a Parent must sign registration forms that contain:

(1) The name, address, phone number of the Youth;

(2) The name, address, and phone number of the Youth's Parent;

(3) The names and phone numbers of people to whom the Youth can be released;

(4) A statement/description of the Youth's special problems or needs;

(5) Emergency medical authorization;

(6) Proof of residency when appropriate; and

(7) A liability waiver.

5) Suspected Abuse

Program employees will report suspected child abuse or neglect in accordance with the Texas Family

Code. In the case where a City employee is involved in an incident with a Youth that could be construed as child abuse, the incident must be reported immediately to the Recreation Manager or the Director. The Recreation Manager or Director will immediately notify the Police Department and any other agency as may be appropriate. Texas state law requires the staff of the Programs to report any suspected abuse or neglect of a child to the Texas Department of Protective and Regulatory Services or a law enforcement agency. Failure to report suspected abuse is punishable by fines up to \$1,000 and/or confinement up to 180 days. Confidential reports may be made by calling 1-800-252-5400.

STAFFING - RESPONSIBILITIES AND TRAINING

6) Youth Program Supervisor Qualifications

A. Supervisors will be full-time, professional employees of the City assigned to the Department and will be required to have all Program Leader qualifications as outlined in Section 7 of these Standards of Care.

B. Supervisors must be at least 21 years old

C. Supervisors must have a bachelor's degree from an accredited college or university or equivalent work experience.

Acceptable degrees include:

(1) Recreation Administration or General Recreation;

(2) Physical Education; or

(3) Any other comparable degree plan that would lend itself to working in a public recreation environment.

D. Supervisors must have one years' experience planning and implementing recreational activities or 2 years without a degree.

E. Supervisors must pass a background investigation including testing for illegal substances.

F. Supervisors must have successfully completed a course in first aid, Cardio Pulmonary Resuscitation (CPR), and AED based on either American Heart Association or American Red Cross standards.

7) Supervisor's Responsibilities

A. Supervisors are responsible to administer the Programs' daily operations in compliance with the adopted Standards of Care.

B. Supervisors are responsible to recommend for hire, supervise, and evaluate Leaders.

C. Supervisors are responsible to plan, implement, and evaluate programs.

8) Youth Program Leader Qualifications

A. Leaders will be part-time or temporary employees of the City assigned to the Department.

B. Leaders working with Youth must be age 18 or older; however, each age group will have at least one employee 18 years old or older present at all times.

C. Leaders should be able to consistently exhibit competency, good judgment, and self-control when working with Youth.

D. Leaders must relate to Youth with courtesy, respect, tolerance, and patience.

E. Leaders must have successfully completed a course in first aid, CPR, and AED based on either American Heart Association or American Red Cross standards. An exception can be made for no more than one staff person at each site, and that person shall successfully complete a first aid and CPR course within four weeks of starting work.

G. Leaders must pass a background investigation including testing for illegal substances.

9) Leader Responsibilities

- A. Leaders will be responsible for providing Participants with an environment in which they can feel safe, can enjoy wholesome recreation activities, and can participate in appropriate social opportunities with their peers.
- B. Leaders will be responsible to know and follow all City, Departmental, and Program standards, policies, and procedures that apply to the Youth Programs.
- C. Leaders must ensure that Participants are released only to a Parent or an adult designated in writing by the Parent. A copy of the Department-approved plan to verify the identity of a person authorized to pick up a Participant if that person is not known to the Leader will be on file at the Recreation Center.

10) Training/Orientation

- A. The Department is responsible for providing training and orientation to Program employees working with children and for specific job responsibilities. Supervisors will provide each Leader with a Program manual specific to Youth Programs.
- B. Program employees must be familiar with the Standards of Care as adopted by the City Council.
- C. Program employees must be familiar with the Program's policies including discipline, guidance, and release of participants as outlined in the Program Manual.
- D. Program employees will be trained in appropriate procedures to handle emergencies.
- E. Program employees will be trained in areas including City, Departmental, and Program policies and procedures, provision of recreation activities, safety issues, child psychology, and organization.
- F. Program employees will be required to sign an acknowledgement that they received the required training.

OPERATIONS

11) Staff-Participant Ratio

- A. The standard ratio of Participants to Leaders in the Programs will be 15 to 1. In the event a Leader is unable to report to work, a replacement will be assigned.
- B. Each Participant shall have a Program employee who is responsible for the Participant and who is aware of the Participant's habits, interests, and any special problems as identified by the Participant's Parent(s) during the registration process.

12) Discipline

- A. Program employees will implement discipline and guidance in a consistent manner based on the best interests of Program participants.
- B. There must be no cruel or harsh punishment or treatment.
- C. Program employees may use brief, supervised separation from the group if necessary.
- D. As necessary, Program employees will initiate discipline reports to the Parent(s) of Participants. Parents will be asked to sign discipline reports to indicate they have been advised about specific problems or incidents.
- E. A sufficient number and/or severe nature of discipline reports as detailed in the Program Manual may result in a Participant being suspended from the Program.
- F. In instances where there is a danger to Participants or Program staff, offending Participants will be removed from the Program Site as soon as possible.

13) Programming

A. Program employees will attempt to provide activities for each group according to the Participants' ages, interests, and abilities. The activities must be appropriate to Participants' health, safety, and well-being. The activities also must be flexible and promote the Participants' emotional, social, and mental growth.

B. Program employees will attempt to provide time periods that include:

- (1) Alternating active and passive activities;
- (2) opportunity for individual and group activities, and
- (3) outdoor time each day as weather permits.

C. Program employees will be attentive and considerate of the participants' safety on field trips and during any transportation provided by the Program.

(1) During trips, Program employees supervising Participants must have immediate access to emergency medical forms and emergency contact information for each Participant.

(2) Program employees must have a written list of the Participants in the group and must check the roll frequently.

(3) Program employees must have first aid supplies and a guide to first aid and emergency care available on field trips.

14) Communication

A. Each age group will have communication availability to allow the age group to be contacted by Recreation Center personnel.

B. The Supervisor will make available the following phone numbers adjacent to a phone accessible to all Program employees at the Recreation Center:

- (1) Garland ambulance or emergency medical services
- (2) Garland Police Department
- (3) Garland Fire Department
- (4) Recreation Center
- (5) Numbers at which Parents may be reached
- (6) The phone number for the Program Site itself

15) Transportation

A. Before a Participant may be transported to and from the Program Site or other location by means of transportation provided by the City, a transportation form, completed by the Parent, must be filed with the Supervisor.

B. First aid supplies and a first aid and emergency care guide will be available in all Program vehicles that transport Participants.

FACILITY STANDARDS

16) Safety

A. Program employees will inspect Program areas daily to detect sanitation and safety concerns that might affect the health and safety of the Participants.

B. Buildings, grounds, and equipment on the Program site will be inspected, cleaned, repaired, and maintained to protect the health of the Participants.

C. Program equipment and supplies must be safe for the Participants' use.

- D. Program employees must have first aid supplies readily available in a designated location at each Program Site, during transportation to an off-site activity, and for the duration of any off-site activity. Program employees must have an immediately accessible guide to first aid and emergency care.
- E. Air conditioners, electric fans, and heaters at the Program Site must be mounted out of Participants' reach or have safeguards that keep Participants from being injured.
- F. Porches and platforms more than 30 inches above the ground at the Program Site must be equipped with railings Participants can reach.
- G. All swing seats at Program Sites must be constructed of durable, lightweight, relatively pliable material.

17) Fire

- A. In case of fire, danger of fire, explosion, or other emergency, Program employees' first priority is to evacuate the Participants to a designated safe area.
- B. The Program Site will have an annual fire inspection and the resulting report will detail any safety concerns observed. The report will be forwarded to the Director who will review and establish deadlines and criteria for compliance.
- C. All Program employees will be trained in the proper use of fire extinguishers as well as locations of fire extinguishers throughout the Recreation Center.
- D. Fire drills will be initiated at the Recreation Center based on the following schedule:
 - (1) STARS and Duck Creek Adventure Camp, Fields and Granger Summer Camps: A fire drill twice during the summer sessions.
 - (2) Winter and spring break camps: A fire drill once during the winter and spring sessions.
 - (3) Other Programs: The time and frequency will be determined at the time the Program is established and will be based on the duration of the Program.

18) Health

A. Illness or Injury

- (1) A Participant who is considered to be a health or safety concern to other Participants or Program employees will not be admitted to the Program.
- (2) Illnesses and injuries will be handled in a manner to protect the health of all Participants and Program employees.
- (3) Program employees will follow plans to provide emergency care for injured Participants with symptoms of an acute illness as specified in the Program manual.
- (4) Program employees will follow the recommendation of the Texas Department of Health concerning the admission or readmission of any Participant after a communicable disease.

B. Administration of Medication

Program employees will administer medication to a Participant only if:

- (1) Parent(s) complete and sign a medication form that provides authorization for staff to dispense medication with details as to time and dosages.
- (2) Prescription medications are in the original containers labeled with the Participant's name, a date, directions, and the physician's name. Program employees will administer the medication only as stated on the label. Program employees will not administer medication after the expiration date.
- (3) Nonprescription medications are labeled with the Participant's name and the date the

medication was brought to the Program. Nonprescription medication must be in the original container. Program employees will administer it only according to label direction.

(4) Medication dispensed will be limited to routine oral ingestion not requiring special knowledge or skills on the part of Program employees. No injections will be administered by the Program employees.

(5) Program employees must ensure medications are inaccessible to Participants or, if it is necessary to keep medications in the refrigerator (when available), medications will be kept separate from food.

C. Toilet Facilities

(1) The Program site will have inside toilets located and equipped so children can use them independently and Program staff can supervise as needed.

(2) There must be one flush toilet for every 30 children. Urinals may be counted in the ratio of toilets to children, but they must not exceed 50% of the total number of toilets.

(3) An appropriate and adequate number of lavatories will be provided.

D. Sanitation

(1) Each Program Site must have adequate light, ventilation, and heat.

(2) Each Program Site must have an adequate supply of water meeting the standards of the Texas Department of Health for drinking water and ensure that it will be supplied to the participants in a sanitary manner.

(3) Program employees must see that garbage is removed from buildings daily.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

8.

Meeting Date: 04/19/2022

Item Title: Use of Eminent Domain Authority for Property Related to Widening of S. Shiloh Road (W. Kingsley Road to W. Miller Road)

Submitted By: Laura Dunn, Strategic Projects and Capital Portfolio Manager

Summary of Request/Problem

As part of the 2019 Bond Program, voters approved the reconstruction and widening of S. Shiloh Road from W. Kingsley Road to W. Miller Road. The City does not own all the property necessary to construct the project and will engage in efforts to acquire the necessary easements and right-of-way. Should efforts to obtain the necessary property interests be unsuccessful, Staff is seeking authorization in advance to pursue eminent domain on one or more parcels.

Council was briefed on land acquisition needs for the project on November 8, 2021 and February 28, 2022 in Executive Session. Council was also briefed on the need to consider the omnibus resolution at the April 4, 2022 Work Session.

Recommendation/Action Requested and Justification

Council is requested to approve an omnibus resolution authorizing the acquisition of the property rights described in Exhibit "A" in the proposed resolution. State law requires particular wording to be used in a motion to adopt a resolution authorizing the initiation of condemnation proceedings. The City Attorney will provide in written form the appropriate wording of the motion.

Attachments

Shiloh Road - Omnibus Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF GARLAND, TEXAS FINDING AND DETERMINING THAT THE PUBLIC NECESSITY AND CONVENIENCE REQUIRE THE ACQUISITION OF VARIOUS PROPERTY RIGHTS LOCATED ALONG SOUTH SHILOH ROAD, NORTH OF WEST KINGSLEY ROAD, AND SOUTH OF WEST MILLER ROAD, IN THE CITY OF GARLAND, COUNTY OF DALLAS, TEXAS, SAID PROPERTY INTERESTS BEING MORE PARTICULARLY DESCRIBED BELOW; PROVIDING AUTHORIZATIONS TO ACQUIRE SUCH PROPERTY RIGHTS BY PURCHASE OR CONDEMNATION AND MAKING CERTAIN FINDINGS PERTAINING THERETO; PROVIDING FURTHER AUTHORIZATIONS AS MAY BE NECESSARY TO CARRY OUT THE PURPOSES OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Garland ("Garland") has found and determined the need to acquire property rights necessary to widen S. Shiloh Road between W. Kingsley Road to W. Miller Road, which will necessitate the acquisition of interests in real property from W. Kingsley Road to Miller Road("Project");

WHEREAS, public convenience and necessity requires acquisition of certain rights of way and/or easements upon, over, under, and across all or a portion of one or more of the units of the properties identified in Exhibit "A" ("Properties"), attached hereto and incorporated herein by reference, for the construction, operation, and maintenance of the Project;

WHEREAS, in order to effectuate the Project, it will be necessary for the employees, agents, and/or representatives of Garland to lay out the Project and acquire all necessary easements and rights of way upon, over, under, and across one or more of the units of the Properties for the purpose of widening S. Shiloh Road between W. Kingsley Road to W. Miller Road from four to six lanes;

WHEREAS, it may be necessary to hire engineers, surveyors, appraisers, attorneys, title companies, architects, or other persons or companies to effect the laying out, establishment, and acquisition of the Property Interests;

WHEREAS, it is necessary to set out procedures for the establishment and approval of just compensation for Property Interests to be acquired for the Project;

WHEREAS, Garland is required to engage in good faith negotiations as defined by, and in compliance with, Texas Property Code §21.0111, including a *bona fide* offer to acquire the Property Interests from the property owner voluntarily, as defined by, and in compliance with, Texas Property Code §21.0113 before beginning the acquisition of the Property Interests through a condemnation proceeding;

WHEREAS, the units of land are located in the City of Garland, Dallas County, Texas as described in Exhibit "A" and the Property Owners of the units according to the Dallas County Appraisal District identified therein;

WHEREAS, before Garland may initiate a condemnation proceeding by filing a petition under Chapter 21 of the Texas Property Code, the Garland City Council must authorize the initiation of the condemnation proceedings at a public meeting by a record vote; and

WHEREAS, Chapter 21 of the Texas Property Code authorizes Garland to adopt a single resolution authorizing the initiation of condemnation proceedings for all units affected by a single project;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

There is a public necessity for Garland to undertake in an expeditious manner widening S. Shiloh Road between W. Kingsley Road to W. Miller Road from four to six lanes, including the re-alignment of public utilities, as necessary, for the public purpose of reducing traffic congestion and delays along the corridor.

Section 2

That Garland, its staff, its agents, and its attorneys are specifically authorized to hire such engineers, surveyors, appraisers, title companies, architects, and other persons or companies needed to effect the laying out of the facilities and/or improvements for the Project and the establishment and acquisition of the required Property Interests.

Section 3

The public convenience and necessity requires the acquisition of new and temporary rights of way and easement rights upon, over, under, and across the units described in Exhibit "A".

Section 4

That Garland, its staff, its agents, and its attorneys are specifically authorized to engage independent professional appraisal reports of the Properties as required by Chapter 21 of the Texas Property Code, and the City Manager or his designee has established a certain amount determined to be just compensation for the Property Interests based on the appraisals and fair market value of the Property, the Property Interests, and any applicable fees necessary to acquire the Property Interests.

Section 5

That Garland, its staff, its agents, and its attorneys are authorized to enter into good faith negotiations with the owners of the Properties in order to acquire the Property Interests and to take all actions necessary to make a *bona fide* offer to acquire the Property Interests from the landowner(s) voluntarily as required by Chapter 21 of the Texas Property Code.

Section 6

That, should Garland's efforts to obtain the Property Interests be unsuccessful, that Garland, its staff, and its attorneys are hereby authorized to proceed as necessary to condemnation of necessary Property Interests in one or more units of the Properties, if necessary and is further directed to file or cause to be filed against all owners, lienholders, and any owners of any other interests in the Properties, proceedings in condemnation to acquire in the name of and on behalf of Garland, the Property Interests necessary to Garland, as described herein, for the public uses set forth herein, and to take whatever other action may be deemed appropriate to effect the necessary acquisitions, as provided in Section 21 of the Texas Property Code.

Section 7

That Garland, its staff, its agents, and its attorneys are specifically authorized to do all things necessary and proper

to carry out the intent and purpose of this Resolution, including determination of the Property Interests that are proper and necessary for the Project.

Section 8

It is the intent of the City Council that this Resolution authorize the City Manager and City Attorney, or their designees, to perform all steps necessary to obtain the Property Interests necessary for the Project, whether through negotiation or condemnation, including the expenditure of funds.

Section 9

It is the intent of the City Council that this Resolution authorize the condemnation, if necessary, of all Property Interests required for the widening S. Shiloh Road between W. Kingsley Road to W. Miller Road and the re-location of public utilities, as necessary, located in the City, to serve the public and citizens of Garland.

Section 10

If it is determined that there are scrivener errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the City Attorney or his designee is authorized to have such errors corrected or revisions made without the necessity of obtaining a new City Council Resolution authorizing condemnation of the corrected or revised Property Interests.

Section 11

Following an award by the Special Commissioners or a judgment of a court of competent jurisdiction on appeal from a Special Commissioners' award, the City Manager or his designee, is hereby authorized to make payment in an amount not to exceed the Special Commissioners' award or the judgment of a court of competent jurisdiction, to enable Garland to take possession of the Property Interests without further action of the City Council. However, nothing contained herein shall be interpreted to limit the spending authority of the City Manager granted by Council Resolution or Policy. It is the intent of the City Council that this Resolution grants the City Manager the authority, in addition to the authority granted by Council Policy, to settle disputes related to the value of the Property Interests.

Section 12

This Resolution is the first record vote and is intended to apply to all units of property to be condemned.

Section 13

That this Resolution shall take effect immediately from and after its adoption.

PASSED AND APPROVED this the ____ day of _____, 20____.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Exhibit "A"

Property Address	Property Ownership, per DCAD Records	Legal Description
2010 S. Shiloh Rd	Cedar Investments LLC	Lot 1, Block 1, QT 908 Addition, Inst. No. 200803553179
2020 S. Shiloh Rd	VSA Sam Enterprise Corp	Lot 15A, Block 3, English Estates, Vol. 745, Pg. 1130
2202 S. Shiloh Rd	Mendiola Gustavo	Lot 10, Block 5, English Estates, Vol. 42, Pg. 43
2200 S. Shiloh Rd	Inglesia Apostolica de la fe en Cristo Jesus	Lot 11R, Block 5, English Estates, Inst. No. 202100262490
2206 S. Shiloh Rd	Faris Ali & Salman Sana	Lot 1, Block 5, English Estates, Inst. No. 202000213526
2301 Scotswood Dr.	Rivero Angelica Y Torres	Lot 1, Block 9, English Estates, Inst. No. 201400164435
2305 Scotswood Dr.	Yepez J Guadalupe	Lot 2, Block 9, English Estates, Inst. No. 201400164435
2309 Scotswood Dr.	Salmeron Yolanda Y	Lot 3, Block 9, English Estates, Inst. No. 201400164435
2313 Scotswood Dr.	Florence Michelle Dawn & Lee Valazquez	Lot 4, Block 9, English Estates, Inst. No. 201400164435
2317 Scotswood Dr.	Tolentino Rowena Deluna	Lot 5, Block 9, English Estates, Inst. No. 201400164435
2321 Scotswood Dr.	Renteria Maria L	Lot 6, Block 9, English Estates, Inst. No. 201400164435
2325 Scotswood Dr.	Rodriguez Dayrin & Cabanas Rosa Luz	Lot 7, Block 9, English Estates, Inst. No. 201400164435
2401 Scotswood Dr.	Jimenez David & Julia	Lot 8, Block 9, English Estates, Inst. No. 201400164435
2405 Scotswood Dr.	Dabhi Rakesh	Lot 9, Block 9, English Estates, Inst. No. 201400164435
2409 Scotswood Dr.	Johnson Glen R	Lot 10, Block 9, English Estates, Inst. No. 201400164435
2413 Scotswood Dr.	Rodriguez Celestino	Lot 11, Block 9, English Estates, Inst. No. 201400164435
2417 Scotswood Dr.	Christopher Bruce M	Lot 12, Block 9, English Estates, Inst. No. 201400164435
2421 Scotswood Dr.	Southerland Carol Sue	Lot 13, Block 9, English Estates, Inst. No. 201400164435
2425 Scotswood Dr.	Wong Soon Yeong	Lot 14, Block 9, English Estates, Inst. No. 201400164435
2429 Scotswood Dr.	Cymerman Jonathan & Wiley Anthony	Lot 15, Block 9, English Estates, Inst. No. 201400164435
2426 Sussex Dr.	Trepanier Arthur D	Lot 11, Block 1, English Estates, Vol. 42, Pg. 39
2423 English Dr.	Aguayo Mauricio F	Lot 34, Block 1, English Estates, Vol. 42, Pg. 39
2601 Scotswood Dr.	Guzman Dynasty Trust	Lot 14, Block 1, English Estates 2, Inst. No. 201600194521
2603 Scotswood Dr.	Lowrie Evelyn	Lot 14, Block 2, English Estates 2, Inst. No. 201600194521
2605 Scotswood Dr.	Duncan Ernest M Est Of E&E Duncan Family Tr	Lot 14, Block 3, English Estates 2, Inst. No. 201600194521
2607 Scotswood Dr.	Fitch Steven & Marilyn	Lot 14, Block 4, English Estates 2, Inst. No. 201600194521
2609 Scotswood Dr.	Mercado Guadalupe	Lot 14, Block 5, English Estates 2, Inst. No. 201600194521
2611 Scotswood Dr.	Ibarra Luz M Garcia	Lot 14, Block 6, English Estates 2, Inst. No. 201600194521
2613 Scotswood Dr.	Rodriguez Joanna	Lot 14, Block 7, English Estates 2, Inst. No. 201600194521
2615 Scotswood Dr.	Htun Luke & Htun Keelpaw	Lot 14, Block 8, English Estates 2, Inst. No. 201600194521
2617 Scotswood Dr.	Garza Rosa	Lot 14, Block 9, English Estates 2, Inst. No. 201600194521
2619 Scotswood Dr.	Ramirez Jose W & Ramirez Ana	Lot 14, Block 10, English Estates 2, Inst. No. 201600194521
2621 Scotswood Dr.	Grimaldi Nery & Gladys	Lot 14, Block 11, English Estates 2, Inst. No. 201600194521
2623 Scotswood Dr.	Corretjer Eduardo & Patricia Aranda	Lot 14, Block 12, English Estates 2, Inst. No. 201600194521
2625 Scotswood Dr.	Becerra Saul	Lot 14, Block 13, English Estates 2, Inst. No. 201600194521
2430 Royal Dr.	Lopez J Eleazar Mendoza	Lot 17, Block 15, English Estates 2, Inst. No. 202000244816
2329 Brooks St.	Chavez Felipe	Lot 1, Block 1, Claremont Place, Inst. No. 201400193328
2328 Brooks St.	Gonzalez Lydia	Lot 1, Block 2, Claremont Place, Inst. No. 201400193328
2329 Proctor St.	Covarrubiasrubio Victoria	Lot 34, Block 2, Claremont Place, Inst. No. 201300322857
2328 Proctor St.	Harp Chester B Est Of	Lot 1, Block 3, Claremont Place, Vol. 16, Pg. 39
2329 Huskey St.	Rojas Irma	Lot 34, Block 3, Claremont Place, Vol. 16, Pg. 39
2328 Huskey St.	Ruiz Daniel	Lot 1, Block 4, Claremont Place, Vol. 16, Pg. 39
2329 Stanford St.	Alcantara Walter & Silvia	Lot 34, Block 4, Claremont Place, Vol. 16, Pg. 39
2326 Stanford St.	Velasquez Jesus Javier & Laura Araceli	Lot 20, Block 5, Claremont Place, Vol. 46, Pg. 131
2325 Lee St.	H H House Series LLC	Lot 19, Block 5, Claremont Place 2, Vol. 46, Pg. 131
2326 Lee St.	Needum Tammy	Lot 1, Block 9, Claremont Place 2, Vol. 46, Pg. 131
3014, 3016, 3018 S. Shiloh Rd.	Renji John	Lot 3, Block 9, Claremont Place 2, Vol. 46, Pg. 131
3022 S. Shiloh Rd.	Cheung Pun LLC	Lot 5, Block 9, Claremont Place 2, Vol. 46, Pg. 131
2510 W. Miller Rd.	Packaging Corporation of America	Track 1, Henry Reid Abst 1197 Pg. 156, Vol. 99074 Pg. 3027
2159 S. Shiloh Rd.	Ranger D TX LP % DRA Advisors LLC	Lot 1, Block 3, Garland Katy Industrial Park Replat, Vol. 82128, Pg. 1458
2255 S. Shiloh Rd.	Rollins Leasing Corp	Lot 1, Block 1, Penske Truck Leasing, Vol. 2002187, Pg. 142
2405 S. Shiloh Rd.	2405 Shiloh Property LLC	Lots 2, 2.2, Pt. 3, Block 3, Garland Katy Industrial Park, Vol. 783, Pg. 1554
2413 S. Shiloh Rd.	Atticus Shiloh LLC	Lot 3, Block 3, Garland Katy Industrial Park, Vol. 783, Pg. 1554
2501 Wood St.	City of Garland	Lot 1, Block 1, Northeast Buisness Park 9, Vol. 83232, Pg. 4828
2525 S. Shiloh Rd.	Colfin Cobalt I II Owner LLC	Lot 1, Block 1, Northeast Buisness Park 2, Vol. 78202, Pg. 1
2701 S. Shiloh Rd.	Ranger D TX LP & DRA Advisors LLC	Lot 1, Block 1, Northeast Buisness Park 5, Vol. 81082, Pg. 869
2925 S. Shiloh Rd.	DS Phoenix, LLC	Lot 4.1, Block 1, Shiloh Plaza, Vol. 84118, Pg. 4548
2955 S. Shiloh Rd.	DS Phoenix, LLC	Lot 4, Block 1, Shiloh Plaza, Vol. 84118, Pg. 4548
2975 S. Shiloh Rd.	Mesquite Car Care Inc	Lot 4.2, Block 1, Shiloh Plaza, Vol. 84118, Pg. 4548
3035 S. Shiloh Rd.	Manny Naser LLC	Lots 1-3, Block 1, Shiloh Plaza, Vol. 84118, Pg. 4548



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

9.

Meeting Date: 04/19/2022

Item Title: Use of Eminent Domain Authority for Property Related to Reconstruction of Lyons Road (IH-30 to Guthrie Road)

Submitted By: Laura Dunn, Strategic Projects and Capital Portfolio Manager

Summary of Request/Problem

As part of the 2019 Bond Program, voters approved the reconstruction and widening of Lyons Road from IH-30 to Guthrie Road. The City does not own all the property necessary to construct the project and will engage in efforts to acquire the necessary easements and right-of-way. Should efforts to obtain the necessary property interests be unsuccessful, Staff is seeking authorization in advance to pursue eminent domain on one or more parcels.

Council was briefed on land acquisition needs for the project on November 8, 2021 and February 28, 2022 in Executive Session. Council was also briefed on the need to consider the omnibus resolution at the April 4, 2022 Work Session.

Recommendation/Action Requested and Justification

Council is requested to approve an omnibus resolution authorizing the acquisition of the property rights described in Exhibit "A" in the proposed resolution. State law requires particular wording to be used in a motion to adopt a resolution authorizing the initiation of condemnation proceedings. The City Attorney will provide in written form the appropriate wording of the motion.

Attachments

Lyons Road - Omnibus Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF GARLAND, TEXAS FINDING AND DETERMINING THAT THE PUBLIC NECESSITY AND CONVENIENCE REQUIRE THE ACQUISITION OF VARIOUS PROPERTY RIGHTS LOCATED ALONG LYONS ROAD, NORTH OF GUTHRIE ROAD, AND SOUTH OF INTERSTATE HIGHWAY 30, IN THE CITY OF GARLAND, COUNTY OF DALLAS, TEXAS, SAID PROPERTY INTERESTS BEING MORE PARTICULARLY DESCRIBED BELOW; PROVIDING AUTHORIZATIONS TO ACQUIRE SUCH PROPERTY RIGHTS BY PURCHASE OR CONDEMNATION AND MAKING CERTAIN FINDINGS PERTAINING THERETO; PROVIDING FURTHER AUTHORIZATIONS AS MAY BE NECESSARY TO CARRY OUT THE PURPOSES OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Garland ("Garland") has found and determined the need to acquire property rights necessary to widen Lyons Road between Interstate Highway 30 ("IH-30") to Guthrie Road, which will necessitate the acquisition of real property from IH-30 to Guthrie Road("Project");

WHEREAS, public convenience and necessity requires acquisition of certain rights of way and/or easements upon, over, under, and across all or a portion of one or more of the units of the properties identified in Exhibit "A" ("Properties"), attached hereto and incorporated herein by reference, for the construction, operation, and maintenance of the Project;

WHEREAS, in order to effectuate the Project, it will be necessary for the employees, agents, and/or representatives of Garland to lay out the Project and acquire all necessary easements and rights of way upon, over, under, and across one or more of the units of the Properties for the purpose of widening Lyons Road between IH-30 to Guthrie Road from two lanes to four lanes;

WHEREAS, it may be necessary to hire engineers, surveyors, appraisers, attorneys, title companies, architects, or other persons or companies to effect the laying out, establishment, and acquisition of the Property Interests;

WHEREAS, it is necessary to set out procedures for the establishment and approval of just compensation for Property Interests to be acquired for the Project;

WHEREAS, Garland is required to engage in good faith negotiations as defined by, and in compliance with, Texas Property Code §21.0111, including a *bona fide* offer to acquire the Property Interests from the property owner voluntarily, as defined by, and in compliance with, Texas Property Code §21.0113 before beginning the acquisition of the Property Interests through a condemnation proceeding;

WHEREAS, the units of land are located in the City of Garland, Dallas County, Texas as described in Exhibit "A" and the Property Owners of the units according to the Dallas County Appraisal District identified therein;

WHEREAS, before Garland may initiate a condemnation proceeding by filing a petition under Chapter 21 of the Texas Property Code, the Garland City Council must authorize the initiation of the condemnation proceedings at a public meeting by a record vote; and

WHEREAS, Chapter 21 of the Texas Property Code authorizes Garland to adopt a single resolution authorizing the initiation of condemnation proceedings for all units affected by a single project;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

There is a public necessity for Garland to undertake in an expeditious manner widening of Lyons Road between IH-30 to Guthrie Road from two lanes to four lanes, including the re-alignment of public utilities, as necessary, for the public purpose of reducing traffic congestion and delays along the corridor.

Section 2

That Garland, its staff, its agents, and its attorneys are specifically authorized to hire such engineers, surveyors, appraisers, title companies, architects, and other persons or companies needed to effect the laying out of the facilities and/or improvements for the Project and the establishment and acquisition of the required Property Interests.

Section 3

The public convenience and necessity requires the acquisition of new and temporary rights of way and easement rights upon, over, under, and across the units described in Exhibit "A".

Section 4

That Garland, its staff, its agents, and its attorneys are specifically authorized to engage independent professional appraisal reports of the Properties as required by Chapter 21 of the Texas Property Code, and the City Manager or his designee has established a certain amount determined to be just compensation for the Property Interests based on the appraisals and fair market value of the Property, the Property Interests, and any applicable fees necessary to acquire the Property Interests.

Section 5

That Garland, its staff, its agents, and its attorneys are authorized to enter into good faith negotiations with the owners of the Properties in order to acquire the Property Interests and to take all actions necessary to make a *bona fide* offer to acquire the Property Interests from the landowner(s) voluntarily as required by Chapter 21 of the Texas Property Code.

Section 6

That, should Garland's efforts to obtain the Property Interests be unsuccessful, that Garland, its staff, and its attorneys are hereby authorized to proceed as necessary to condemnation of necessary Property Interests in one or more units of the Properties, if necessary and is further directed to file or cause to be filed against all owners, lienholders, and any owners of any other interests in the Properties, proceedings in condemnation to acquire in the name of and on behalf of Garland, the Property Interests necessary to Garland, as described herein, for the public uses set forth herein, and to take whatever other action may be deemed appropriate to effect the necessary acquisitions, as provided in Section 21 of the Texas Property Code.

Section 7

That Garland, its staff, its agents, and its attorneys are specifically authorized to do all things necessary and proper

to carry out the intent and purpose of this Resolution, including determination of the Property Interests that are proper and necessary for the Project.

Section 8

It is the intent of the City Council that this Resolution authorize the City Manager and City Attorney, or their designees, to perform all steps necessary to obtain the Property Interests necessary for the Project, whether through negotiation or condemnation, including the expenditure of funds.

Section 9

It is the intent of the City Council that this Resolution authorize the condemnation, if necessary, of all Property Interests required for the widening Lyons Road between IH-30 and Guthrie Road and the relocation of public utilities, as necessary, located in the City, to serve the public and citizens of Garland.

Section 10

If it is determined that there are scrivener errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the City Attorney or his designee is authorized to have such errors corrected or revisions made without the necessity of obtaining a new City Council Resolution authorizing condemnation of the corrected or revised Property Interests.

Section 11

Following an award by the Special Commissioners or a judgment of a court of competent jurisdiction on appeal from a Special Commissioners' award, the City Manager or his designee, is hereby authorized to make payment in an amount not to exceed the Special Commissioners' award or the judgment of a court of competent jurisdiction, to enable Garland to take possession of the Property Interests without further action of the City Council. However, nothing contained herein shall be interpreted to limit the spending authority of the City Manager granted by Council Resolution or Policy. It is the intent of the City Council that this Resolution grants the City Manager the authority, in addition to the authority granted by Council Policy, to settle disputes related to the value of the Property Interests.

Section 12

This Resolution is the first record vote and is intended to apply to all units of property to be condemned.

Section 13

That this Resolution shall take effect immediately from and after its adoption.

PASSED AND APPROVED this the ____ day of _____, 20____.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Exhibit "A"

Property Address	Property Ownership, per DCAD Records	Legal Description
4030 Guthrie	SFR JV1 20191 BORROWER LLC %TRICON AMERICAN HOMES LLC	1: GUTHRIE EAST ESTATES 2: BLK 1 LOT 1 3: 4: INT201900260813 DD09262019 CO-DC 5: 2577000100100 1CG25770001
4029 Guthrie	VARGHESE JACOB PANICKER & MINU JACOB	1: RUSTIC OAKS ESTATES 1 2: BLK 1 LT 1 3: 4: INT201900329141 DD12032019 CO-DC 5: 5058000100100 1CG50580001
4030 Chinaberry	SAMKUTTY NINAN K & LEELAMMA M	1: RUSTIC OAKS ESTATES 1 2: BLK 1 LT 16 3: 4: INT201800168404 DD06222018 CO-DC 5: 5058000101600 1CG50580001
4029 Chinaberry	GUERRERO EUGENIO & MANUELA	1: RUSTIC OAKS ESTATES 1 2: BLK 2 LT 35 3: 4: VOL2004145/17290 DD07262004 CO-DC 5: 5058000203500 1CG50580002
6013 Lyons	RICHARDSON RON W	1: MCKINNEY & WMS ABST 1036 PG 580 2: TR 12 ACS 0.6473 3: 4: VOL90172/4687 DD08291990 CO-DC 5: 1036580101200 32610365801
6002 Baldcypress	FEMATH CHERYL L	1: RUSTIC OAKS ESTATES 1 2: BLK 2 LT 1 3: 4: VOL2001229/0350 DD11162001 CO-DC 5: 5058000200100 32650580002
4033 Mulberry	CARTER BOBBIE J	1: RUSTIC OAKS ESTATES 1 2: BLK 4 LT 1 3: 4: VOL2002217/8556 DD10302002 CO-DC 5: 5058000400100 32650580004
5837 & 5833 Lyons	WORTH SHARON R & GEORGE WORTH	1: MCKINNEY & WMS ABST 1036 PG 585 2: TR 22 ACS 0.9961 3: 4: VOL2000069/1132 DD021996 CO-DC 5: 1036585102200 1CG10365851
5809 Lyons	ARVIZU JOSE ALFONSO OLVERO	1: MCKINNEY & WMS ABST 1036 PG 585 2: TR 21 ACS 1.0 3: @PRIVATE RD 4: INT201600151556 DD06032016 CO-DC 5: 1036585102100 1CG10365851

Exhibit "A"

Property Address	Property Ownership, per DCAD Records	Legal Description
5609 Lyons	FINCH ROBERT W & DOROTHY FINCH	1: ROBERT FINCH 2: LT 1 ACS 3.2884 3: 4: VOL96246/3371 DD121296 CO-DALLAS 5: 1792000000100 32617920000
5609 Lyons	FINCH ROBERT W & DOROTHY FINCH	1: ROBERT FINCH 2: LT 2 ACS 9.1493 3: ALSO PT ABST 1036 PG 585 4: VOL96246/3371 DD121296 CO-DALLAS 5: 1792000000200 32617920000
5555 Lyons	ZEMAN JEROME ET AL	1: MCKINNEY & WMS ABST 1036 PG 585 2: TR 14.2 ACS 5.00 3: 4: VOL99167/0299 DD08231999 CO-DC 5: 1036585101402 32610365851
5525 Lyons	SMITH STEVEN JOHN	1: MCKINNEY & WMS ABST 1036 PG 585 2: TR 14.3 ACS 0.786 3: 4: VOL2002048/10715 DD03012002 CO-DC 5: 1036585101403 32610365851
5525 Lyons	SMITH STEVE	1: MCKINNEY & WMS ABST 1036 PG 585 2: TR 14.3 ACS 0.786 3: 4: VOL2002048/10715 DD03012002 CO-DC 5: 1036585101403 32610365851
402 Oaks Trail	NEW LIFE CHURCH	1: INTERSTATE 3 2: BLK 3 LT 1 ACS 3.0992 3: 4: INT201300008468 DD12262012 CO-DC 5: 2817200300100 2CG28172003
401 Oaks Trail	UNITED PENTECOSTAL CHURCH OF CASA VIEW DBA NEW LIFE TABERNACLE	1: INTERSTATE 4 2: BLK 2 LOT 1 ACS 1.4344 3: 4: INT201300008468 DD12262012 CO-DC 5: 2817300200100 2CG28173002
4102 Baccarat	PHILIP BINU & SUSAN	1: CRYSTAL LAKE 2: BLK 6 LT 1 3: 4: INT20080233661 DD07162008 CO-DC 5: 1266000600100 1CG12660006
4101 Crystal	PEARSON JETHRO R & JOANN A	1: CRYSTAL LAKE 2: BLK 1 LT 1 3: 4: VOL97109/6410 DD052997 CO-DALLAS 5: 1266000100100 32612660001

Exhibit "A"

Property Address	Property Ownership, per DCAD Records	Legal Description
4102 Crestwood	AIRHART STEPHANIE A	1: LAKE CREST PARK 1 2: BLK 3 LOT 12 3: 4: VOL95209/0127 DD102395 CO-DALLAS 5: 2967000301200 32629670003
6017 Martie	JIMENEZ LEONARDO	1: LAKE CREST PARK 1 2: BLK 1 LOT 10 3: 4: INT201300193975 DD06192013 CO-DC 5: 2967000101000 1CG29670001
5901 Martie	TRIGUEROS ALFONSO LOPEZ & ROMERO GLORIA ISABEL HERNANDEZ	1: LAKE CREST PARK 1 2: BLK 1 LT 1 3: 4: INT201800095731 DD04112018 CO-DC 5: 2967000100100 1CG29670001
4101 Mary Jane	REYES NELSON ARQUIMIDES G	1: LAKE CREST PARK 1 2: BLK 6 LOT 1 3: 4: VOL94153/1885 DD080494 CO-DALLAS 5: 2967000600100 32629670006
5806 Lyons	JACKMAN VANCE	1: H K VALENTINE ABST 1510 PG 665 2: TR 4 1.790 ACS 3: 4: VOL99209/1069 DD031298 CO-DALLAS 5: 1510665100400 32615106651
5610 Lyons	PRIKRYL STEVEN J	1: WILLIAM LYONS ABST 836 PG 846 2: TR 8 ACS .87 3: ALSO ABST 1510 4: VOL2003214/2173 DD12312003 CO-DC 5: 0836846100800 32608368461
5524 Lyons	RANDALL JERRY B	1: WILLIAM LYONS ABST 836 PG 846 2: TR 7 ACS .50 3: 4: VOL2003106/11420 DD04282003 CO-DC 5: 0836846100700 32608368461
5520 Lyons	JEY INVESTMENTS LTD	1: WILLIAM LYONS ABST 836 PG 846 2: TR 6 ACS 0.7100 3: 4: INT20080104990 DD03312008 CO-DC 5: 0836846100600 3CG08368461
4102 Bobtown	GTYGPM EZ LEASING LLC GETTY REALTY CORP	1: LAKE CREST PARK RETAIL 2 REP 2: BLK 1 LT 4R ACS 0.651 3: 4: INT201800144106 DD04172018 CO-DC 5: 2970500104R00 2CG29705001

Exhibit "A"

Property Address	Property Ownership, per DCAD Records	Legal Description
500 IH30	I 30 BOBTOWN LLC	1: QT 962 2: BLK 1 LT 2 ACS 1.204 3: 4: INT201200352331 DD11282012 CO-DC 5: 0407600100102 2CG04076001



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

10.

Meeting Date: 04/19/2022

Item Title: 2022-2023 CDBG, HOME and ESG Federal Grant Allocation Public Hearing

Submitted By: Mona Woodard, Neighborhood Services Administrator

Summary of Request/Problem

At the April 18, 2022, Work Session, Council was provided background information regarding the anticipated 2022-2023 Community Development Block Grant (CDBG), HOME Infill Partnership Grant (HOME), and Emergency Solutions Grant (ESG) entitlement funding, along with summaries of submitted applications.

As part of the allocation process, a public hearing is required to solicit comments from any interested parties relating to the 2022-2023 CDBG, HOME, and ESG grants.

Recommendation/Action Requested and Justification

Hold a public hearing to obtain comments from any interested parties.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

11. a.

Meeting Date: 04/19/2022

Item Title: Z 21-50 Kimley-Horn (District 1)

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of a Detail Plan for an Automobile Repair, Minor Use on a property zoned Planned Development (PD) District 06-28 for Community Retail Uses.

LOCATION

2999 North President George Bush Turnpike

OWNER

Higginbotham Concepts LLC

PLAN COMMISSION RECOMMENDATION

On March 28, 2022 the Plan Commission, by a vote of seven (7) to one (1), recommended approval of a Detail Plan for an Automobile Repair, Minor Use on a property zoned Planned Development (PD) District 06-28 for Community Retail Uses.

STAFF RECOMMENDATION

Approval of a Detail Plan for an Automobile Repair, Minor Use on a property zoned Planned Development (PD) District 06-28 District for Community Retail Uses.

BACKGROUND

In 2006, City Council approved a Planned Development (PD) District 06-28 and Detail Plan for a variety of commercial uses ancillary to the Firewheel Town Center.

The applicant requests approval of an amendment to Planned Development (PD) District 06-28 to allow an Automobile Repair, Minor Use on the subject site. As per the PD 06-28, Automobile Repair, Minor Use is allowed by right; however, a Detail Plan is required in Planned Development (PD) District 06-28.

SITE DATA

The subject property is 1.3504 acres with approximately 152 lineal feet along North President George Bush Turnpike and 264 lineal feet along Firewheel Parkway. The site can be accessed from North President George Bush Turnpike and Firewheel Parkway.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 06-28 which allows Community Retail (CR) District Uses. Community Retail (CR) zoning allows Automobile Repair, Minor Use by right. The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering and screening features. An example of allowed use in a Community Retail (CR) District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

1. The applicant brings forward a proposed Automobile Repair, Minor Use on the subject site. The proposed use will operate from Monday- Friday from 7am to 6pm and Saturday from 8am to 5pm.
2. As per the GDC, Section 2.52(3)(g); Automobile Repair, Minor uses may not conduct any outdoor vehicle or equipment repairs or maintain or store overnight vehicles, parts, equipment, or accessories outdoors, except as follows:
 - Vehicles currently being repaired may remain on-site for a maximum of fourteen (14) calendar days.
 - All vehicles stored on-site must be kept either in a secured garage bay or in a secured, gated access parking lot enclosed by a blind fence or wall at least six feet high, and enclosing an area of at least 400 square feet per garage bay.
 - A minor automobile repair establishment may keep a maximum of one wrecker on-site for incidental towing.

The applicant prohibits a wrecker and stored vehicles on the site. A PD Condition has been drafted accordingly.

3. The site plan (Exhibit C) meets the GDC parking requirement.
4. The landscaping and screening layout on the proposed landscape plan (Exhibit D) complies with the applicable screening and landscaping regulations found in Chapter 4 of the Garland Development Code (GDC).
5. The design of the building complies with the applicable building design regulations of the GDC. The repair bays are oriented east and west; therefore, they do not directly face President George Bush Turnpike.
6. No deviations have been requested for signage. Therefore, signage will meet the GDC

requirements.

COMPREHENSIVE PLAN

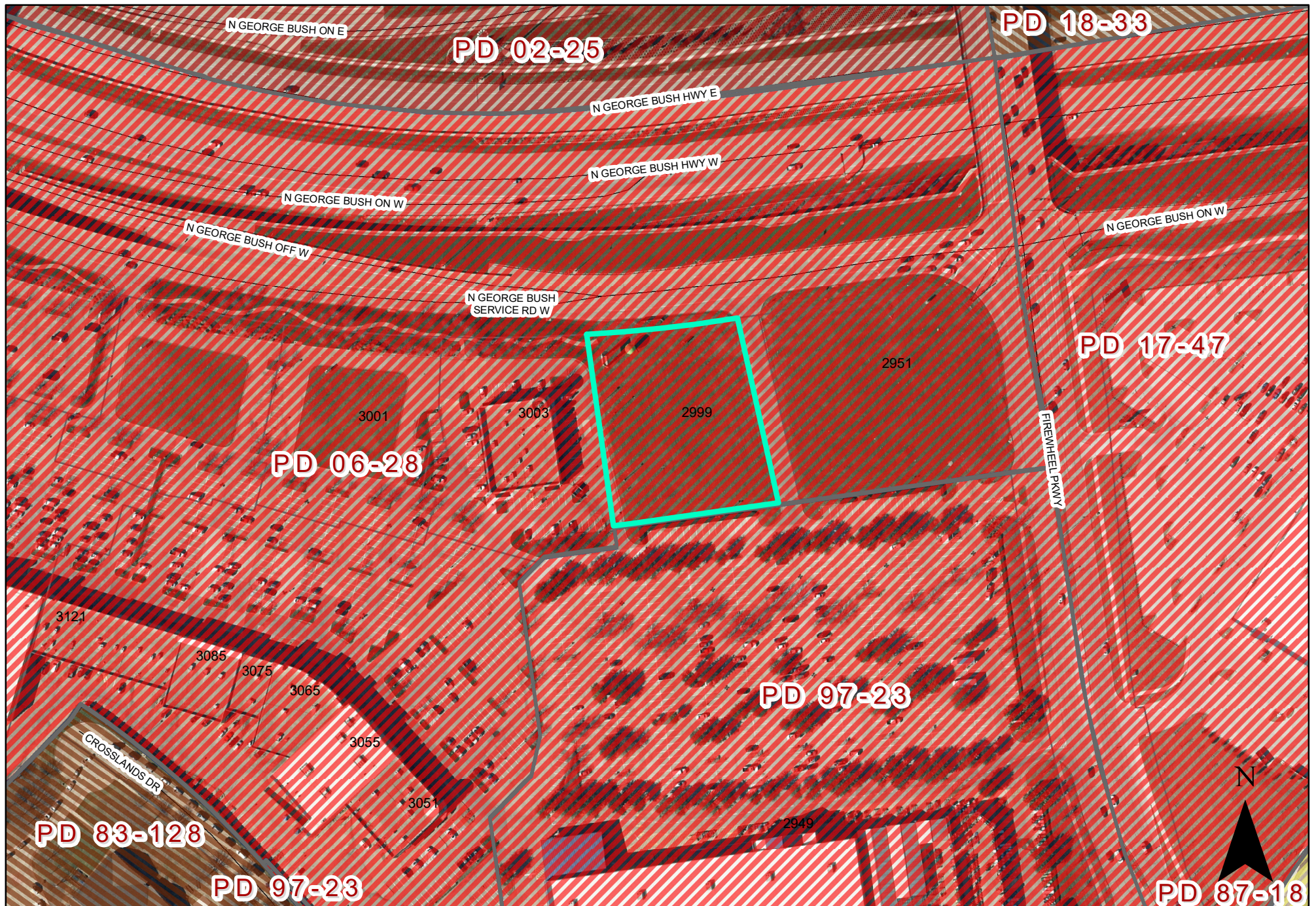
The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject property. Community Centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment. Community centers may be developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors. This type of area is served by numerous roads and transit routes, providing a variety of connections to adjacent residential neighborhoods, retail centers, and employment centers.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the south is zoned Planned Development (PD) District 97-23 with Community Retail (CR) District and is developed with a Home Improvement Retail Store (Lowe's). The property to the west is zoned Planned Development (PD) 06-28 with Community Retail (CR) District and is developed with a variety of retail uses. The property to the east is also zoned Planned Development (PD) 06-28 with Community Retail (CR) District and is currently unimproved. The property to the north across North President George Bush Turnpike is zoned Planned Development (PD) District 02-25 and it is currently unimproved.

Attachments

Z 21-50 Kimley-Horn Attachments
Z 21-50 Kimley-Horn Responses
Z 21-50 Staff Presentation



0 110 220 Feet
1 inch = 175 feet

ZONING MAP Z 21-50

 INDICATES AREA OF REQUEST

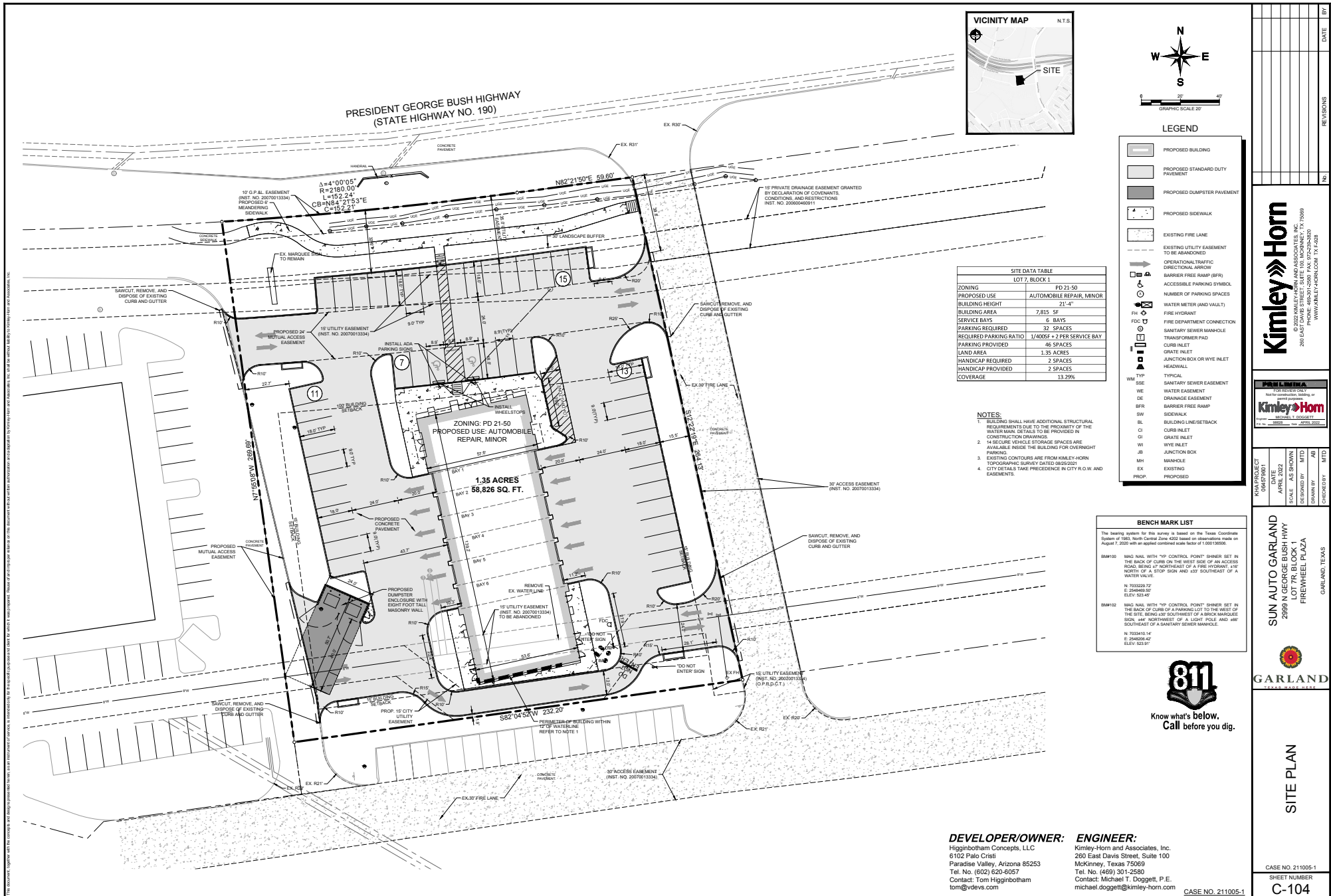
2999 North George Bush Highway

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-50

2999 NORTH PRESIDENT GEORGE BUSH TURNPIKE

- I. Statement of Purpose:** The purpose of this Planned Development District is to allow a development of an Automobile Repair, Minor Use.
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773 and Community Retail (CR) District, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District and Planned Development (PD) District 06-28 as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development is to be in general conformance with the approved site plan labeled Exhibit C, D, and E. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Detail Plan:**
- A. Site Plan: The site shall be in conformance with the site layout in Exhibit C.
- A. Landscaping and Screening: Landscaping and screening shall be in conformance with Exhibit D.
- B. Building Elevations: Building elevations shall be in general conformance with Exhibit E.
- C. Vehicle Repair: The Automobile Repair, Minor Use shall not store a wrecker or vehicles on site.



DEVELOPER/OWNER:	ENGINEER:
Higginbotham Concepts, LLC	Kimley-Horn and Associates, Inc.
6102 Palo Cristi	2600 East Davis Street, Suite 100
Paradise Valley, Arizona 85253	McKinney, Texas 75069
Tel. No. (602) 620-6057	Tel. No. (469) 301-2580
Contact: Tom Higginbotham	Contact: Michael T. Doggett, P.E.
tom@vdevs.com	michael.doggett@kimley-horn.com

CASE NO. 211005-1

SUN AUTO GARLAND
2999 N GEORGE BUSH HWY
LOT 7R, BLOCK 1
FIREWHEEL PLAZA
GARLAND, TEXAS



Garland

SITE PLAN

CASE NO. 211005-
SHEET NUMBER
C-104

[illegible][illegible]

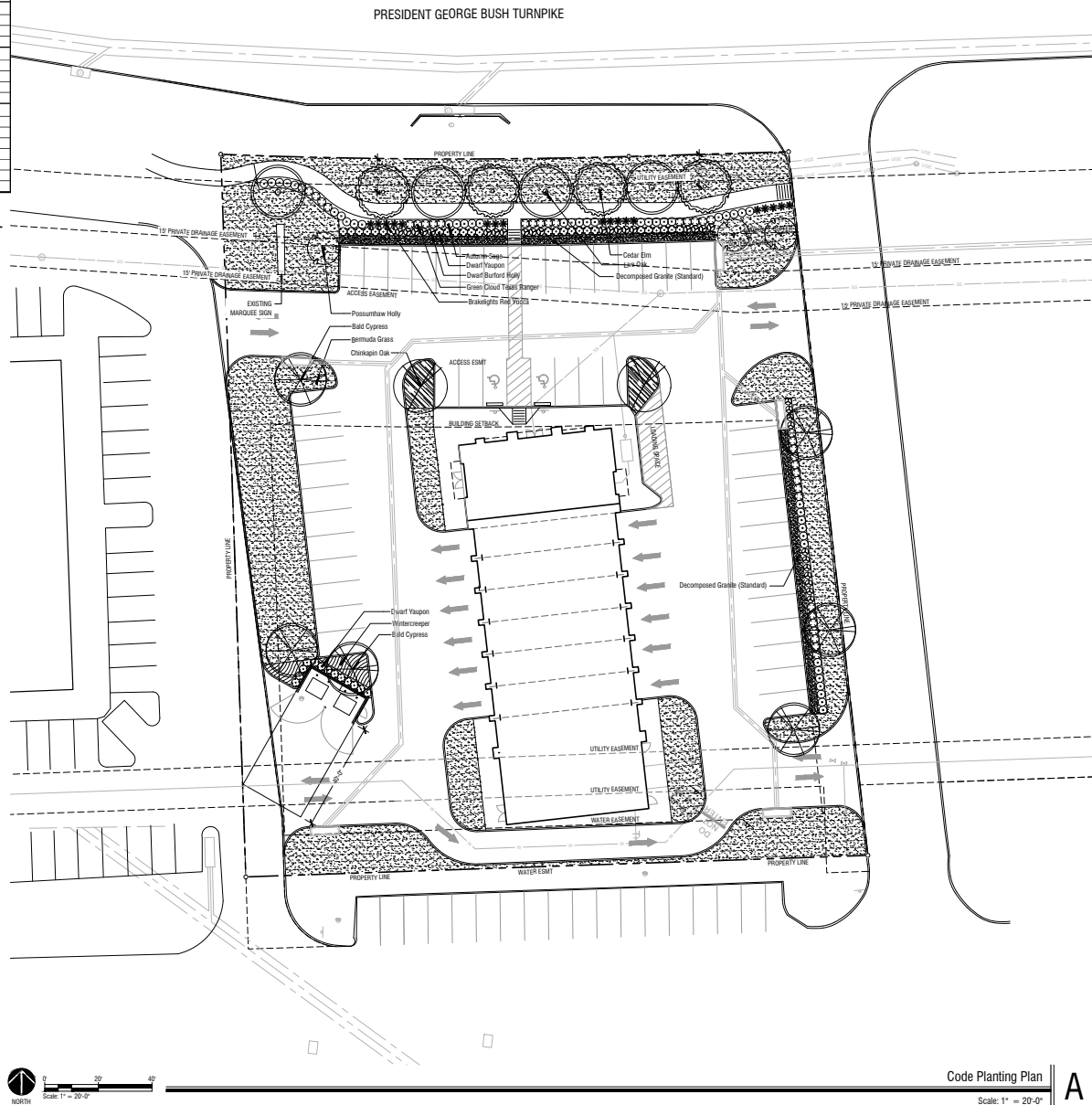
ALL PROPOSED AND FINISHED GRADINGS PROVIDED BY KYLE/HORN ARE BASED ON INFORMATION PROVIDED BY THE SURVEYOR AND/OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL GRADINGS ARE TO BE REPORTED TO OWNERS IMMEDIATELY UPON DISCOVERY.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF HARDOUSE/CONSTRUCTION. ALL PERLS, FOOTINGS, AND WALLS ARE TO BE SURVEYED, LAID OUT, AND STAKED IN FIELD ACCORDING TO LANDSCAPE ARCHITECTURE. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF HARDOUSE/CONSTRUCTION. SIDEWALKS ARE TO BE CONSTRUCTED TO A LONGITUDINAL SLOPE LESS THAN 4.5% (UNLESS SPECIFIED AS A RAMP) AND SHALL BE CONSTRUCTED TO MEET ALL CITY AND STATE REQUIREMENTS FOR SIDEWALKS. CONTRACTOR SHALL COMPLY WITH ALL ACCESSIBILITY STANDARDS. CONTRACTOR OBTAINS REPRESENTATIVE AND LANDSCAPE ARCHITECTURE WITH ANY DISCREPANCIES PRIOR TO HARDOUSE/CONSTRUCTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND/OR GRADING NOT SHOWN ON PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES, PERLS, STRUCTURES, AND LINE RUNS.

CONTRACTOR SHOULD BE FAMILIAR WITH ALL CITY PERMITS.

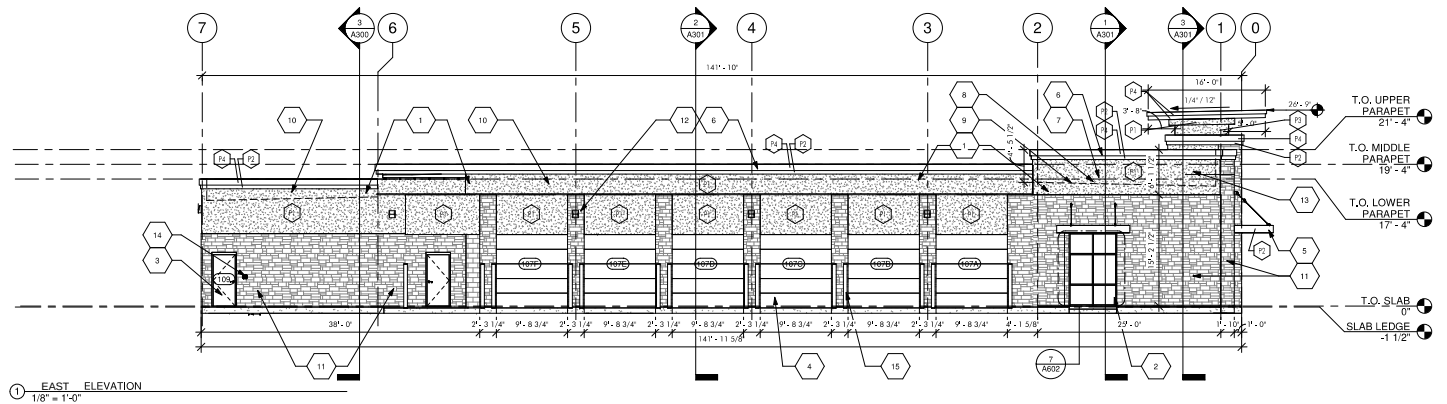
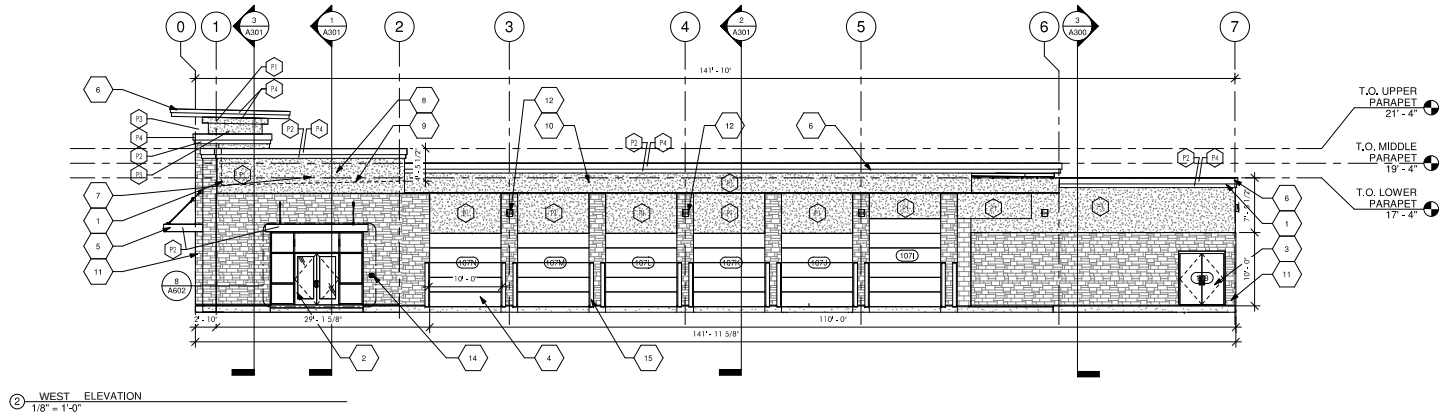
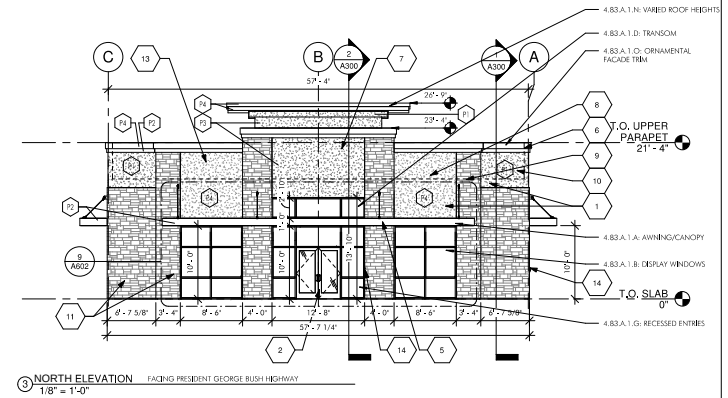
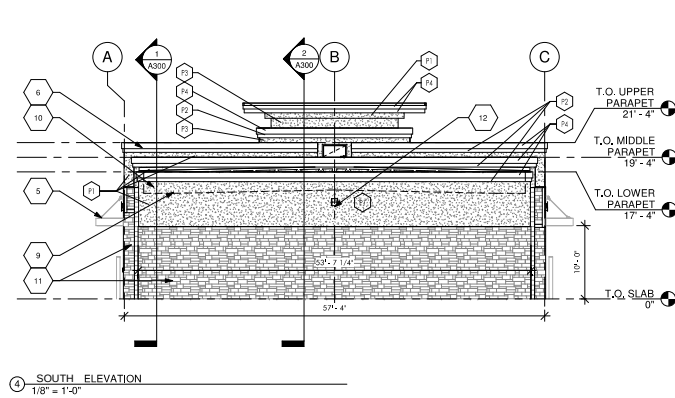
CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM OWNERS REPRESENTATIVE THROUGHOUT CONSTRUCTION WITH ANY DISCREPANCIES, TO ALLEViate POTENTIAL COSTS TO THE OWNER DUE TO CHANGE ORDERS AND REPAIRS RESULTING FROM DESIGN CONFLICTS OR MISINTERPRETATION OF THE DESIGN INTENT. FIELD CHANGES TO THE CONSTRUCTION PLANS WITHOUT LANDSCAPE ARCHITECTS APPROVAL, VIOLATES THE LANDSCAPE ARCHITECTS RESPONSIBILITY TO THE BUILT WORK.



KEYNOTE LEGEND - ELEVATION	
#	DESCRIPTION
1	STUCCO - SAND FINISHED - PAINTED
2	ALUMINUM STOREFRONT - VERIFY COLOR WITH OWNER
3	H.M. DOOR - PAINTED - VERIFY COLOR WITH OWNER
4	OVERHEAD DOOR WITH HIGH LIFT REF. C.U.H. DOOR DETAIL - CLOPAY S24
5	PAINT - WHITE
6	METAL AWNING - FABRICATED - PAINTED
7	BPS TBM - 2X6 OVER 2X12 PLANT ON
8	BRIDGE BY OTHER
9	MECHANICAL ROOFTOP UNIT - SCREENED BY MIN. 450' PARAPET WALL
10	LINE OF ROOF BEYOND - 1/4" 12' SLOPE
11	PARAPET WALL
12	NATURAL LIMESTONE VENER IN ASHUR PATTERN (VERIFY TRACK OR THIN SET METHOD FOR APPLICATION ON FINISHED WALL VS. CMU)
13	WALL PACK LIGHTING REF. ELECTRICAL - VERIFY FINAL LOCATION
14	14" TALL (MIN.) ADDRESS # - VISIBLE FROM PUBLIC ACCESS - ILLUMINATED FROM EGG TO TOWN - VERIFY WITH FIRE MARSHAL
15	RECESSED KNOCK BOX LOCATION - VERIFY FINAL LOCATION WITH FIRE MARSHAL - 30" FROM DOOR - 400' RECOMMENDED MOUNTING HEIGHT
16	6" STEEL CONCRETE FILL BOLLARD - PAINTED (HAR YELLOW - VERIFY WITH TENANT) (OPTIONAL STEEL ANGLE MOUNTED ON GARAGE BAY CORNER)

EXTERIOR FINISH LEGEND

P1 - PAINT: SHERWIN WILLIAMS #5075899 ROYALHOUSE TAN
P2 - PAINT: RED TO MATCH AWNING
P3 - PAINT: SHERWIN WILLIAMS #5051179 ANTIQUE WHITE
P4 - PAINT: SHERWIN WILLIAMS #5057557 BUFFET



103
 10300 Park Dr. #100
 Houston, TX 77033
 281.415.1150

NOT FOR REGULATORY APPROVAL
 PERMITTING OR CONSTRUCTION

SUN AUTO - GARLAND

VERTICAL DEVELOPMENT
 2999 N PRESIDENT GEORGE BUSH HWY
 GARLAND, TX 75040

PROJECT PHASE
 CONSTRUCTION DOCUMENTS
 REVISIONS

PROJECT NUMBER
 21121-05
 DATE ISSUED
 02/17/2022
 SHEET TITLE
 EXTERIOR ELEVATIONS

SHEET NUMBER
A200

REPORT & MINUTES

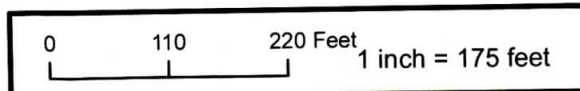
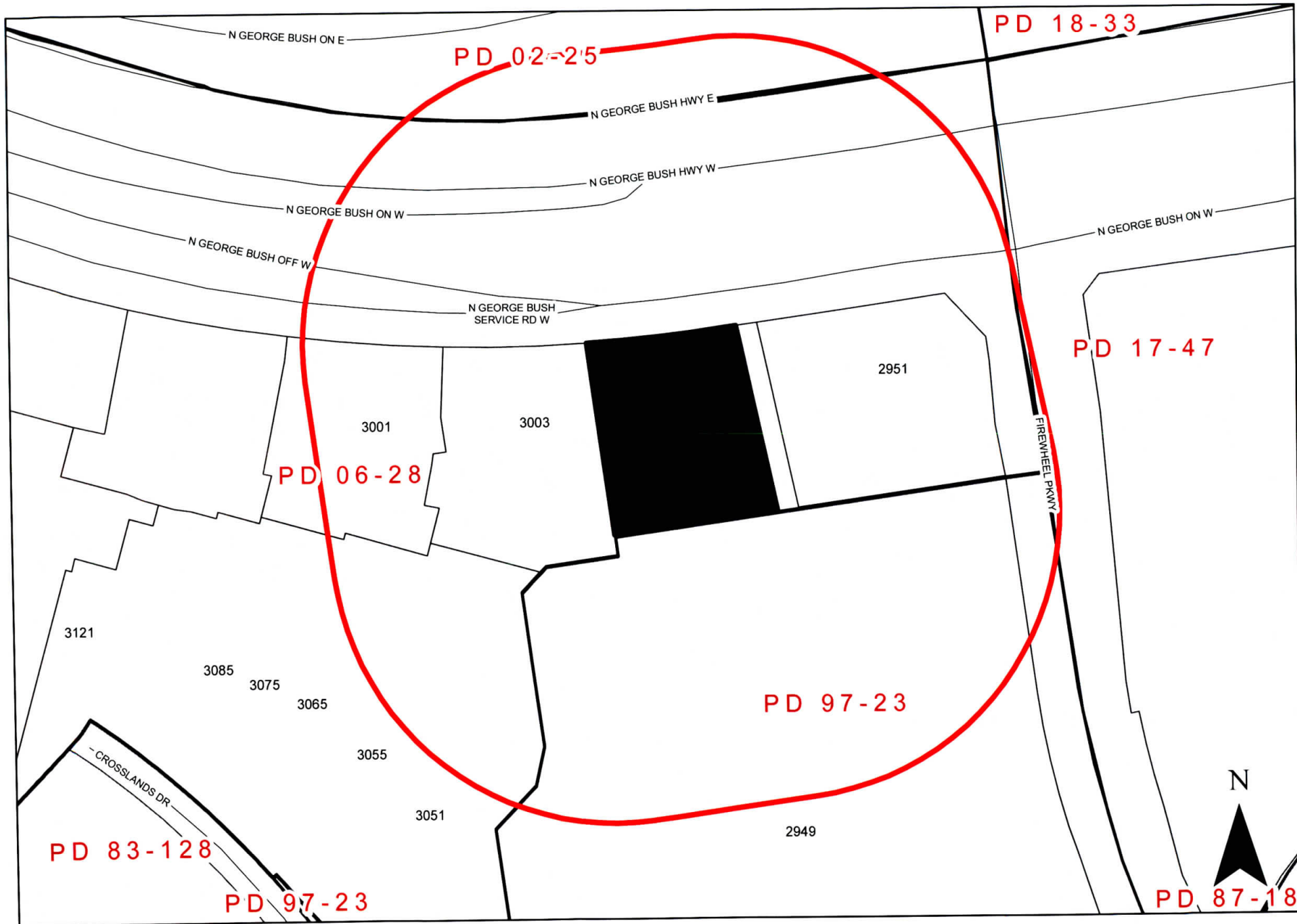
P.C. Meeting, March 28, 2022

Consideration of the application of **Kimley-Horn**, requesting approval of a Detail Plan for an Automobile Repair, Minor Use on a property zoned Planned Development (PD) District 06-28 District for Community Retail Uses. This item may include amendments to Planned Development (PD) District 06-28. This property is located at 2999 North President George Bush Turnpike. (District 1) (File Z 21-50 – Detail Plan)

Representing the applicant Michael Doggett, 260 East Davis, Suite 100, McKinney, Texas, was available for questions.

There was a brief discussion between Commissioner Dalton and Mr. Doggett regarding the represented business, Sun Auto Services and communications regarding specific conditions regulated by the Garland Development Code.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request as presented. Seconded by Commissioner Williams. **Motion carried: 7 Ayes, 1 Nay** from Commissioner Jenkins.



ZONING MAP Z 21-50

2999 North George Bush Highway



Comment Form

Case Z 21-50

Z 21-50 Kimley Horn. The applicant proposes a Minor Automobile Repair Shop on the subject property. The site is located at 2999 North President George Bush Turnpike. (District 1)

Z 21-50 Kimley Horn. El solicitante propone un Taller de Reparación de Automóviles Menores en la propiedad en cuestión. El sitio está ubicado en 2999 North President George Bush Turnpike. (Distrito 1)

Z 21-50 Kimley Horn. Người nộp đơn đề xuất một Cửa hàng sửa chữa ô tô nhỏ trên tài sản của đối tượng. Địa điểm được đặt tại 2999 Bắc Tổng thống George Bush Turnpike. (Quận 1)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Valley Creek St Highway 190 / Michael A. Reilly Jr

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

2999 North President Bush Turnpike

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

Zip Code / Código postal / Mã B u Chính

MA Reilly

Signature / Firma / Chữ ký

3/18/22

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

MAR 25 '22 AM 11:34

Comment Form Continued – Case Z 21-50

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

Valley Creek State Highway 190 Ltd is the owner of the subject property. This site is located in front of Lowe's at just east of Home Depot. I feel like the automobile service offered by this use is needed for the citizens of Garland and the patrons of the various retail properties we have developed in this area.

Our partnerships own the property due east and due west of this site.

Z 21-50

The applicant proposes a Minor Automobile Repair Shop on the subject property.

[Approval of a Detail Plan on a property zoned Planned Development (PD) District 06-28 for Community Retail Uses.]

**City Council Meeting
April 19, 2022**

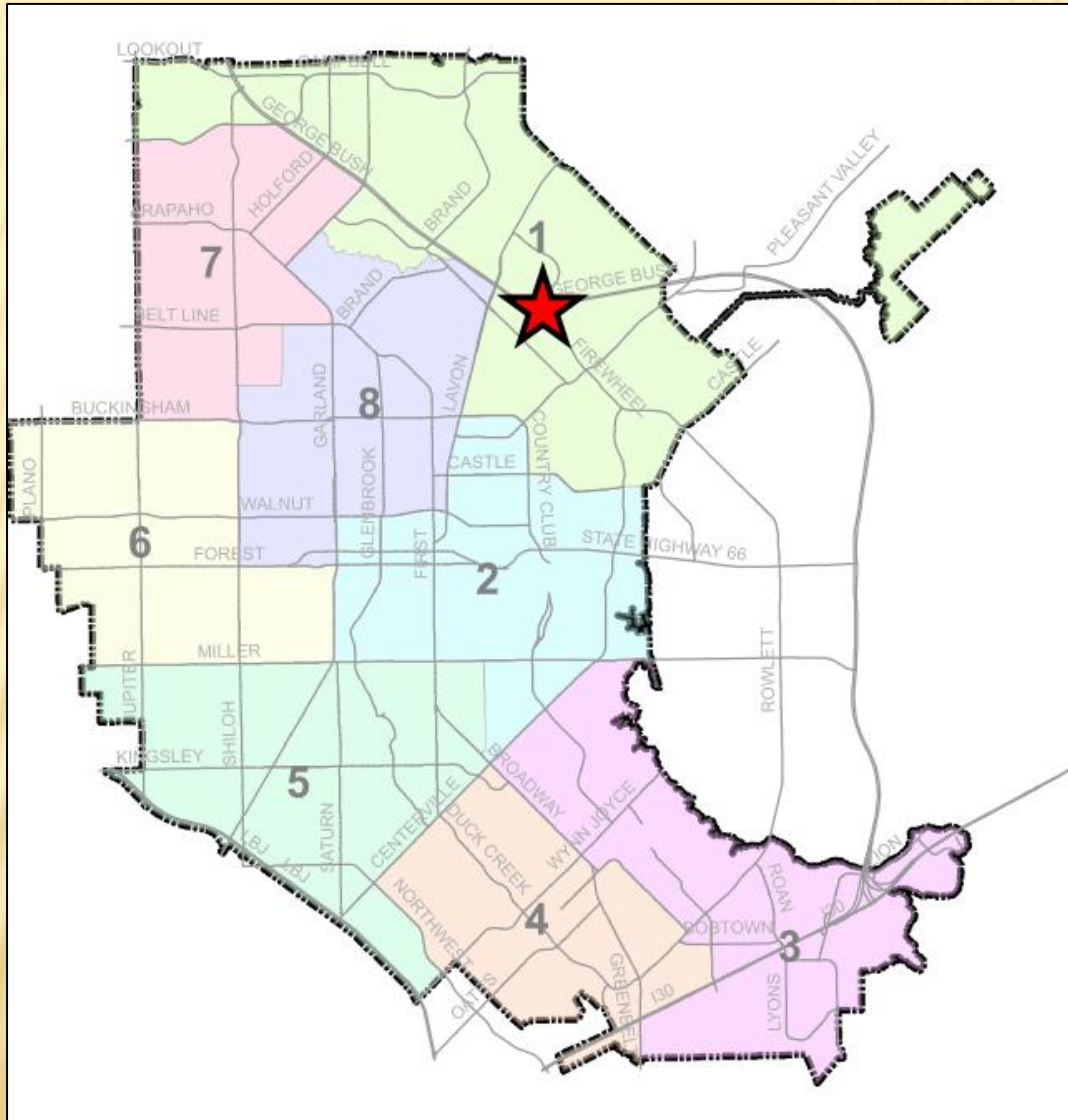


GARLAND

TEXAS MADE HERE

<u>Location:</u>	2999 North President George Bush Turnpike
<u>Applicant:</u>	Kimley-Horn
<u>Owner:</u>	Higginbotham Concepts LLC
<u>Acreage:</u>	1.3504 acres
<u>Zoning:</u>	Planned Development (PD) District 06-28

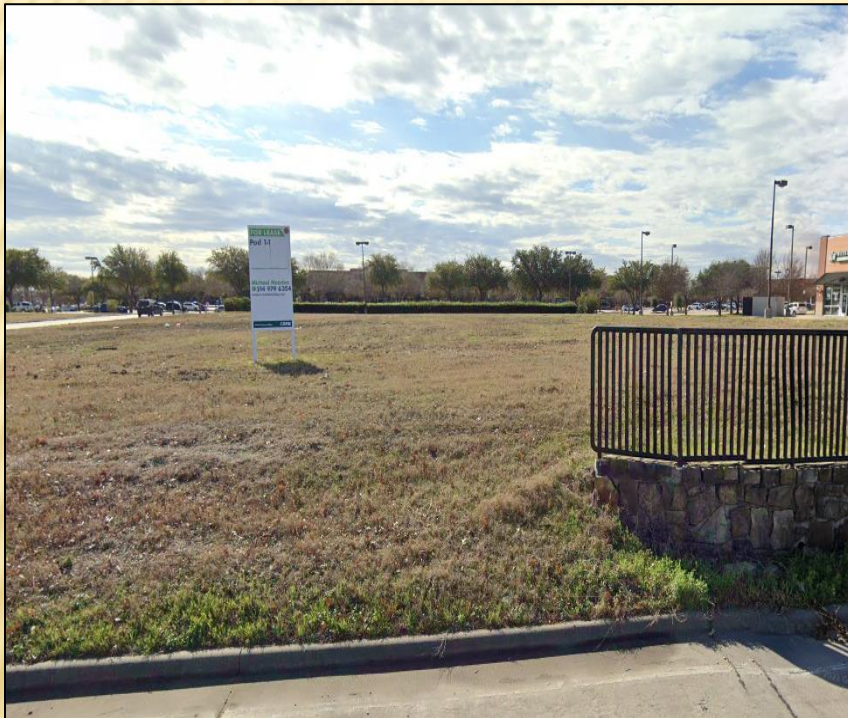
CITYWIDE LOCATION MAP



LOCATION MAP



PHOTOS

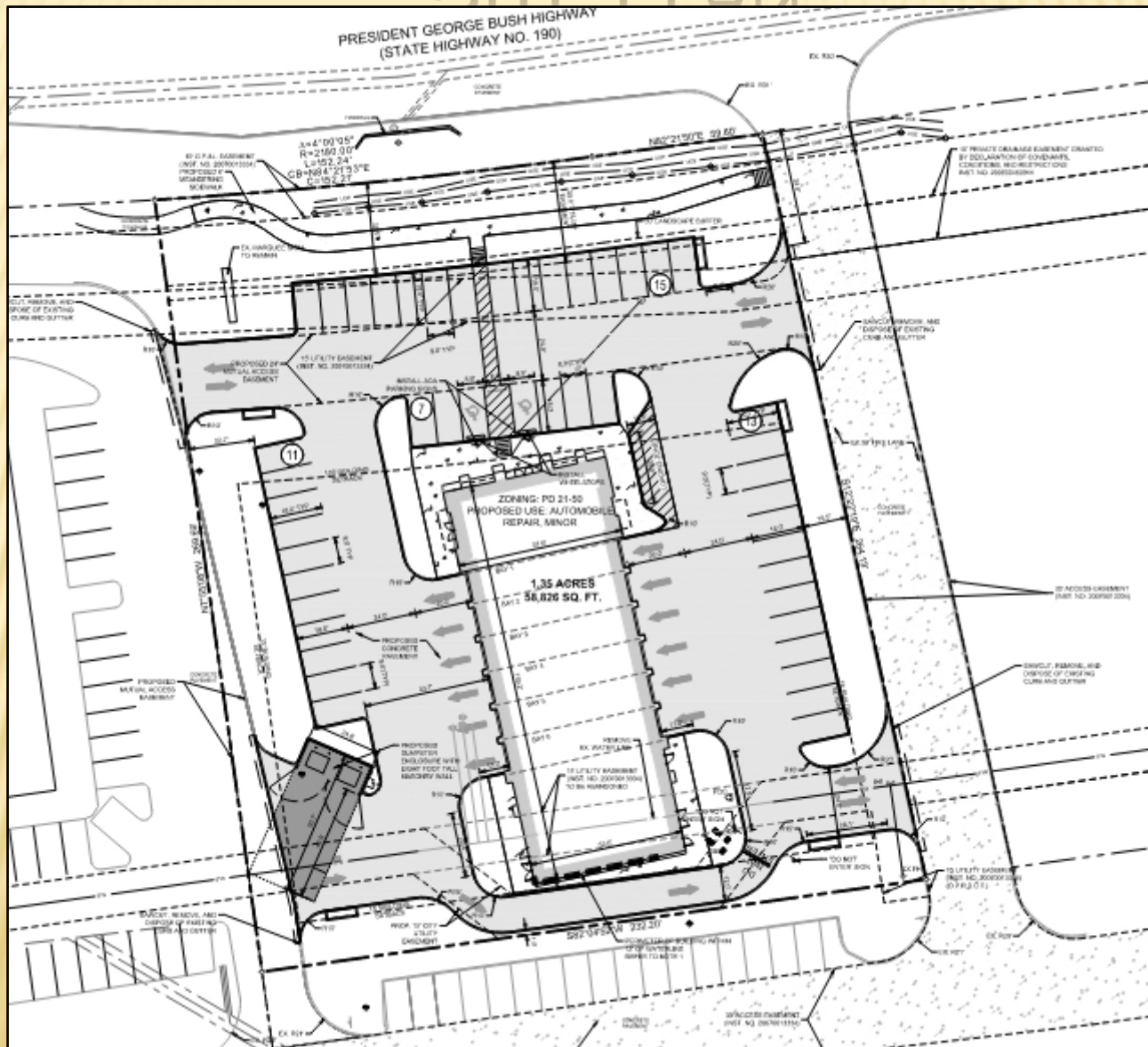


PHOTOS



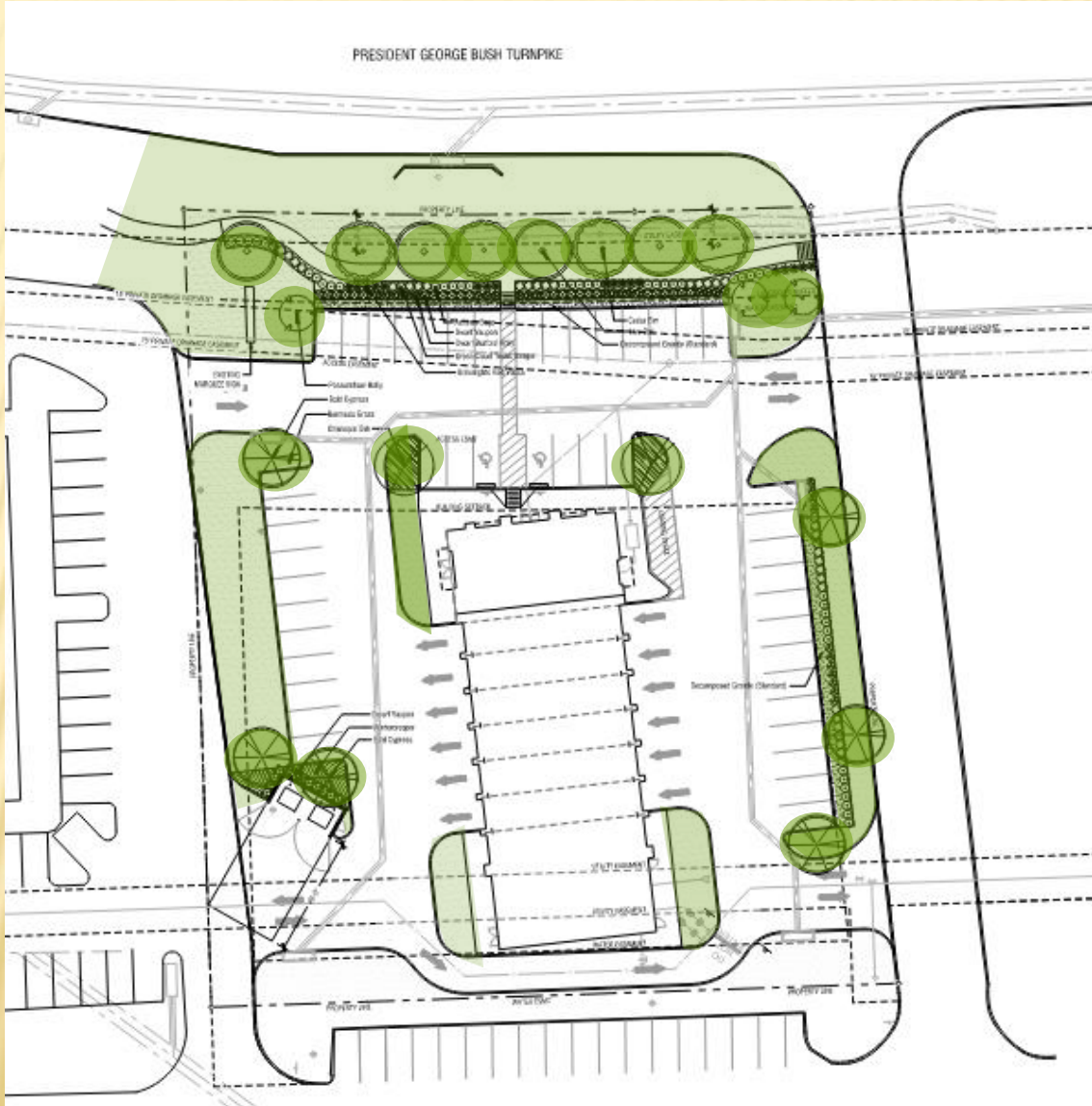


SITE PLAN





LANDSCAPE PLAN

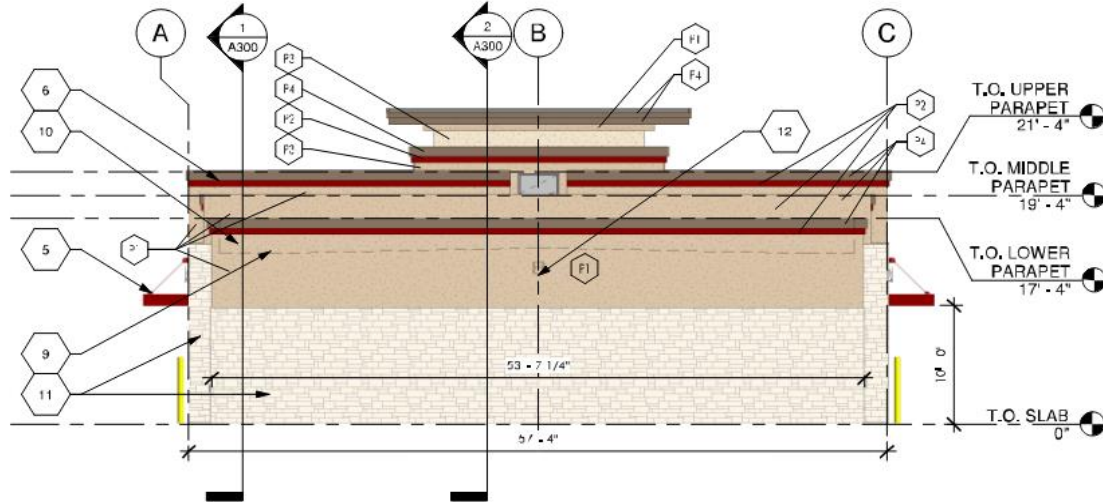


Z 21-50

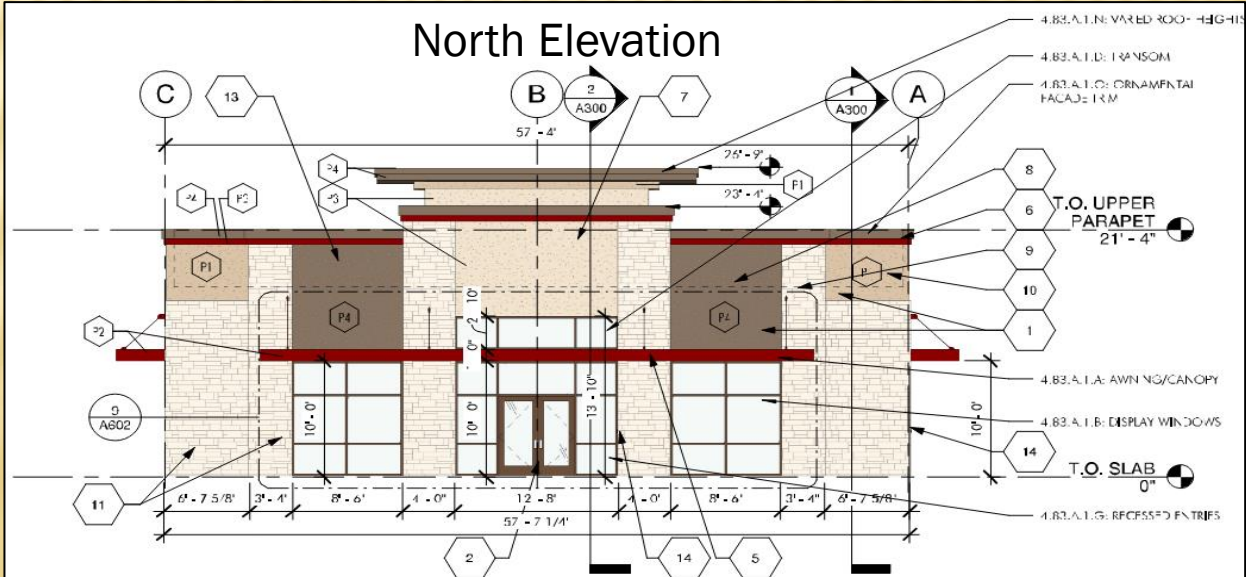


ROUTING EVALUATION?

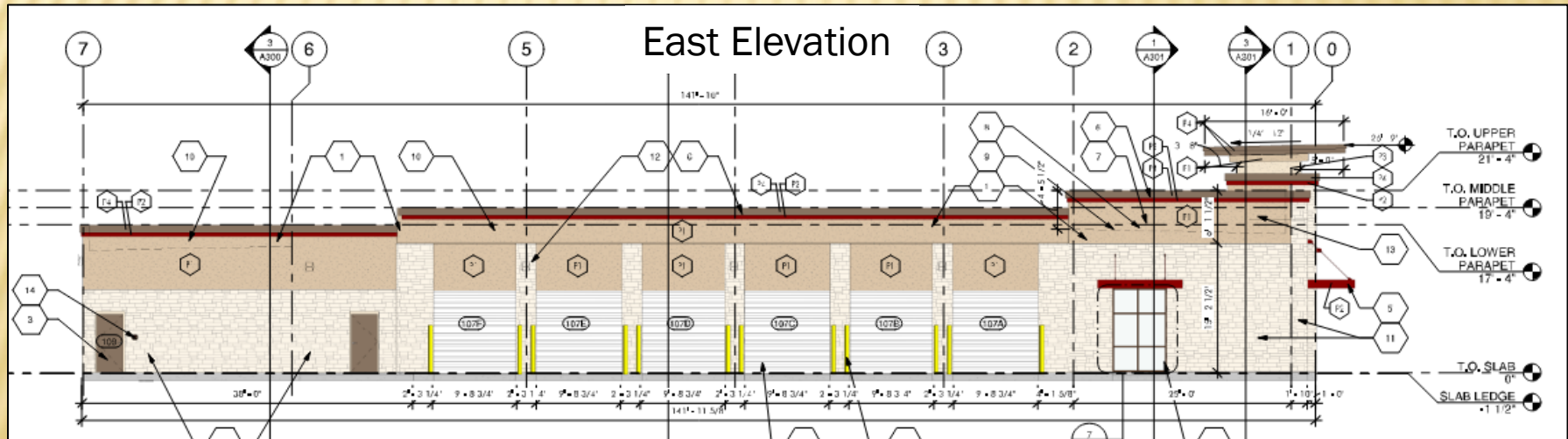
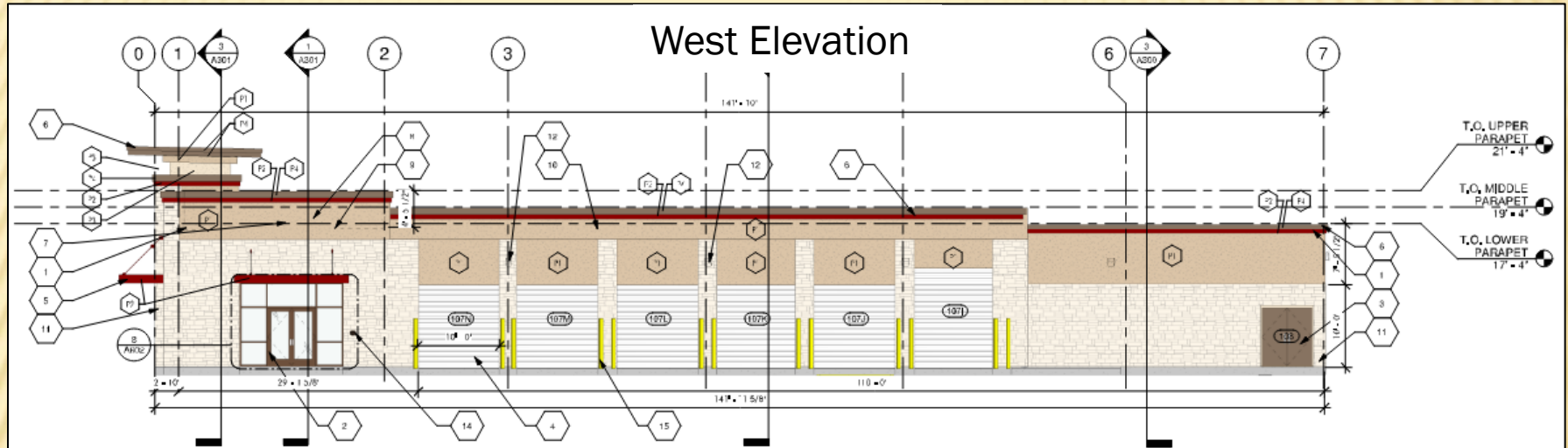
South Elevation



North Elevation



Z 21-50



Z 21-50

CONSIDERATIONS

The proposed Automobile Repair, Minor Use is allowed by right. However, a Detail Plan is required per Planned Development (PD) District 06-28.

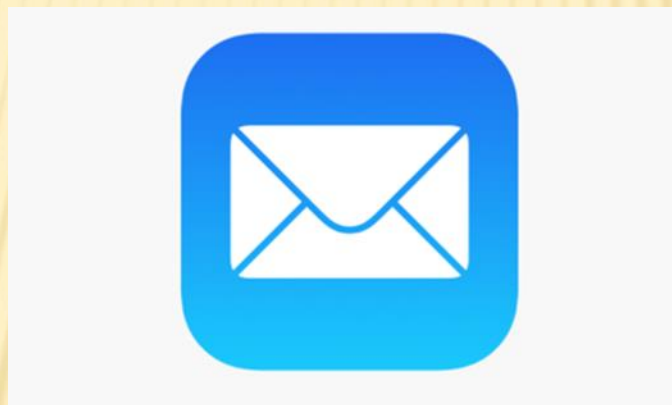
No deviations have been requested by the applicant. The request meets all technical requirements.

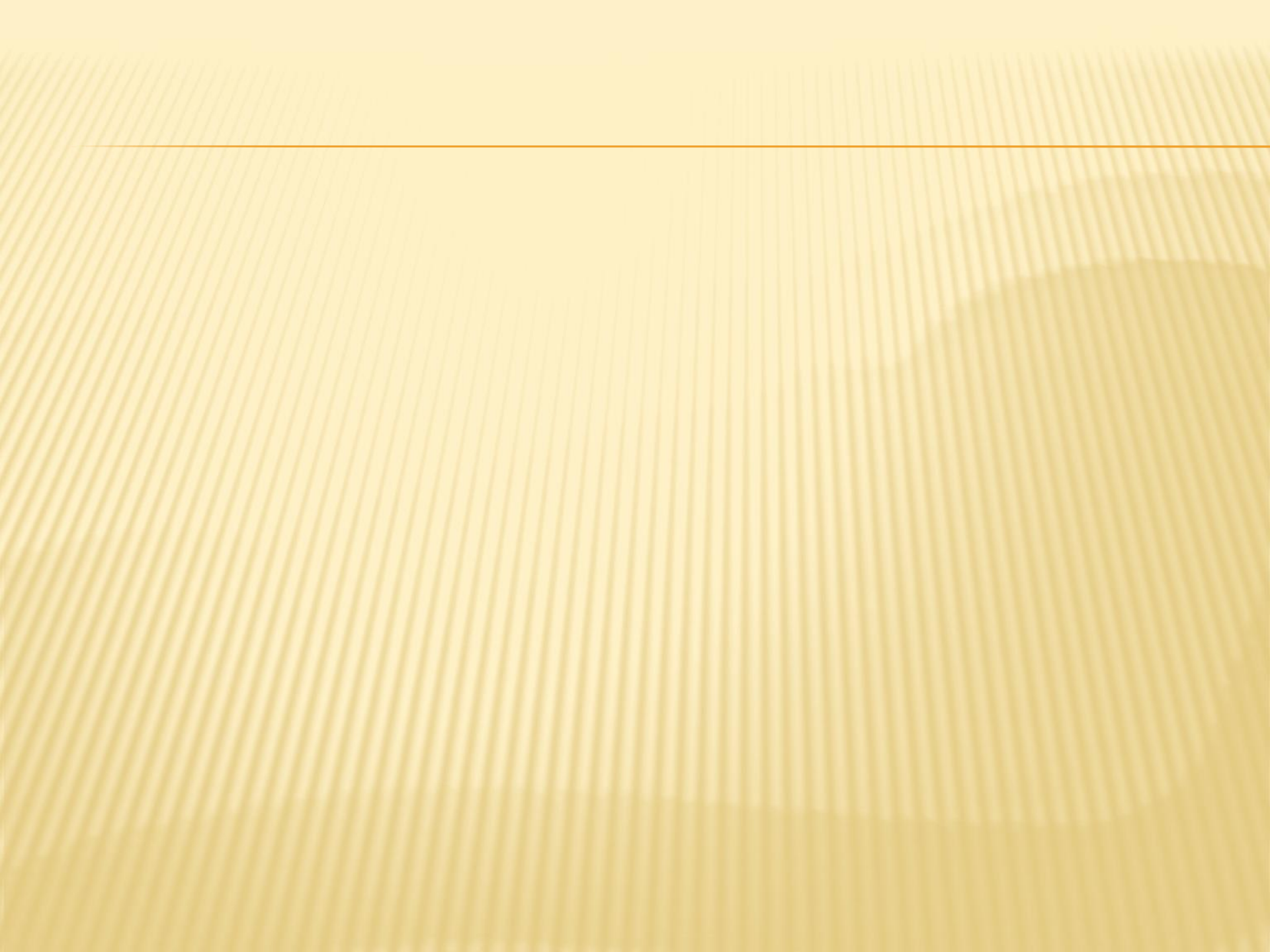
STAFF RECOMMENDATION

Approval of a Detail Plan for an Automobile Repair, Minor Use on a property zoned Planned Development (PD) District 06-28 for Community Retail Uses.

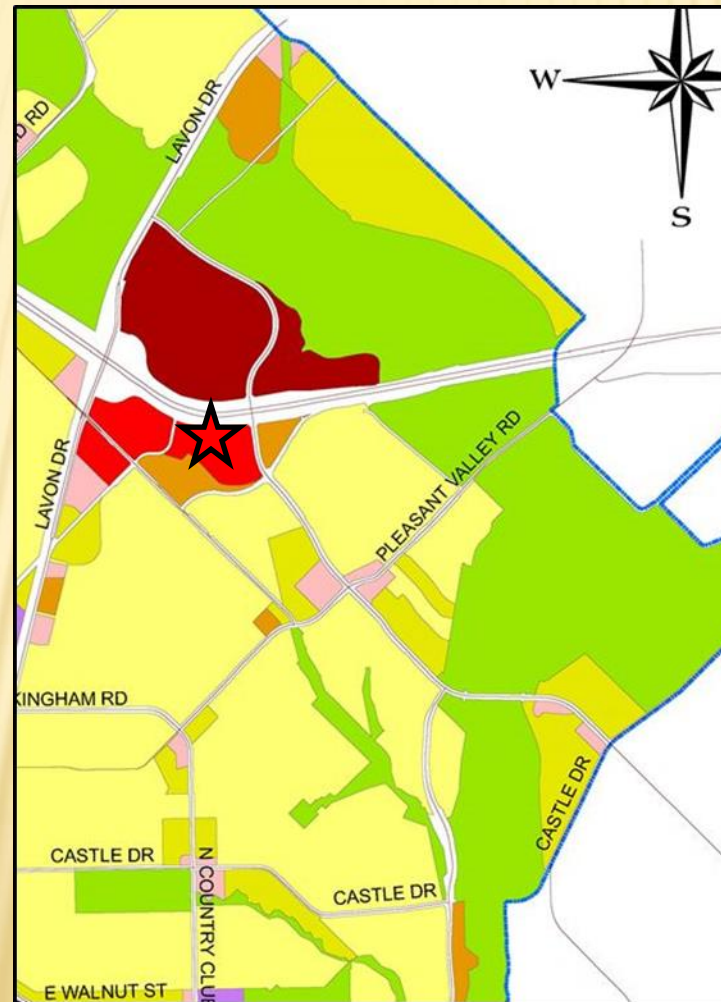
PLAN COMMISSION RECOMMENDATION

On March 28, 2022 the Plan Commission, by a vote of seven (7) to one (1), recommended approval of a Detail Plan for an Automobile Repair, Minor Use on a property zoned Planned Development (PD) District 06-28 for Community Retail Uses.





COMPREHENSIVE PLAN





The Future Land Use Map of the Envision Garland Plan recommends Community Center for the subject property. Community Centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment. Community centers may be developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors. This type of area is served by numerous roads and transit routes, providing a variety of connections to adjacent residential neighborhoods, retail centers, and employment centers.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

11. b.

Meeting Date: 04/19/2022

Item Title: Z 21-54 Randall Reed's Planet Ford 635 - Specific Use Provision (District 5)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of a Specific Use Provision renewal for Automobile Sales, New or Used on a property zoned Industrial (IN) District.

Approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District.

LOCATION

3601 South Shiloh Road

OWNER

RRREI Limited Partnership

PLAN COMMISSION RECOMMENDATION

On March 28, 2022 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Specific Use Provision renewal for Automobile Sales, New or Used on a property zoned Industrial (IN) District.

The Plan Commission, by a vote of eight (8) to zero (0), also recommended approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District.

STAFF RECOMMENDATION

Approval of a Specific Use Provision renewal for Automobile Sales, New or Used on a property zoned Industrial (IN) District.

Approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District.

BACKGROUND

In 1995, City Council approved a Specific Use Provision [S 95-15] to allow an Automobile Sales, Repair and Leasing Use for a time period of twenty-five (25) years. The SUP has expired and the applicant is requesting approval to allow the continued operation of an Automobile Sales use on the subject property.

SITE DATA

The subject property is developed with four (4) buildings. The site contains approximately 18.23 acres with approximately 308 lineal feet of frontage along McCree Road, 1,156 lineal feet of frontage along South Shiloh Road and 331 lineal feet of frontage along Oakland Street.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Industrial (IN) District which provides for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial (IN) District regulations are designed to ensure compatibility among the various uses allowed in the district, and to protect adjacent non-industrial development from potentially incompatible uses and conditions.

Automobile Sales, New or Used is allowed in the Industrial (IN) District by Specific Use Provision (SUP) only.

CONSIDERATIONS

Specific Use Provision

1. The applicant proposes to continue the Auto Sales use on the subject property. The GDC defines Automobile Sales, New or Used as "Retail sales of new or used automobiles. The term includes the following incidental uses: major and minor vehicle repairs, parts sales, on-site fuel tank(s) for use by the operation only (no retail fuel sales) if approved by the Fire Department and Building Official, vehicle leasing in lieu of purchase, and vehicle rental to service customers."
2. The site plan (Exhibit C) shows existing pavement and 536 parking spaces on the site, meeting GDC parking requirements.
3. Neither a building expansion nor a parking lot expansion is being proposed with this request. Landscaping currently exists on the site.
4. Signage is existing and no changes to signs are proposed with this application.
5. The applicant is requesting approval of the Specific Use Provision extension for a period of twenty-five (25) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Industry Centers for the subject property. Industry centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations within this development type may require substantial infrastructure and may result in more significant negative impacts (sound, air, traffic, outdoor lighting, storage, etc.). Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Heavy Commercial (HC) District; these properties are developed with automobile sales and repair services. The property to the east, across South Shiloh Road, are zoned Planned Development (PD) Districts 20-05, 18-06, 17-22 and 13-31 for Community Retail Uses; these properties are developed with a temporary off-site construction campus, a car wash, automobile sales and repair services. The property to the south, across McCree Road, is zoned Industrial (IN) District and is developed with a truck repair service. The properties to the west are zoned Industrial (IN) District; these properties are developed with warehouses.

Attachments

Z 21-54 Randall Reed Planet Ford 635 (Specific Use Provision) Attachments

Z 21-54 Randall Reed's Planet Ford 635 Responses

Z 21-54 Randall Reed's Planet Ford 635 Staff Presentation

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-54

3601 South Shiloh Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision to allow an Automobile Sales, New or Used Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Development is to be in general conformance with the approved site plan labeled Exhibit C. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Use Provision:**
- A. SUP Time Period: The Specific Use Provision for Automobile Sales, New or Used shall be in effect for twenty-five (25) years.
- B. Site Plan: The site shall be in general conformance with the site layout in Exhibit C.
- C. Signage: All signage shall comply with Garland Development Code.

REPORT & MINUTES

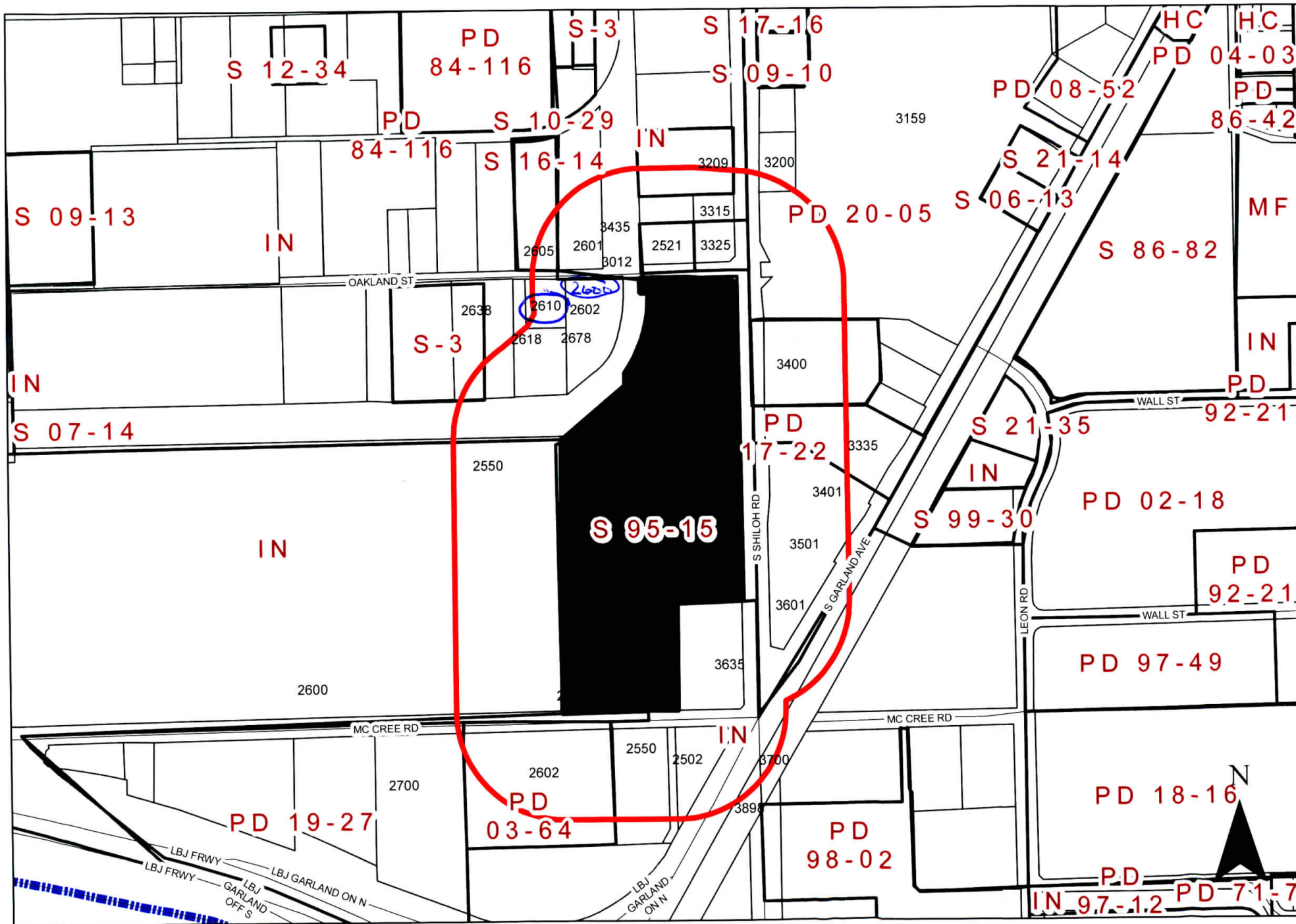
P.C. Meeting, March 28, 2022

Consideration of the application of **Randall Reed's Planet Ford 635**, requesting approval of a Specific Use Provision Renewal to allow Automobile Sales, New or Used on a property zoned Industrial (IN) District. This property is located at 3601 South Shiloh Road. (District 5) (File Z 21-54 – Specific Use Provision)

Representing the applicant Suzanne Baker, 3601 South Shiloh Road, Garland, Texas, was available for questions.

There were no questions of this applicant.

Motion was made by Commissioner Williams to close the public hearing and **approve** the request as presented. Seconded by Commissioner Paris. **Motion carried: 8 Ayes, 0 Nays.**



0 310 620 Feet
1 inch = 463 feet

ZONING MAP Z 21-54

3601 South Shiloh Road

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

Comment Form

Case Z 21-54

Z 21-54 Randall Reed's Planet Ford. The applicant proposes to renew a Specific Use Provision (SUP) for an existing Auto Sales use. This site is located at 3601 South Shiloh Road. (District 5)

Z 21-54 Randall Reed's Planet Ford. El solicitante propone renovar una Disposición de uso específico (SUP) para un uso existente de Auto Sales. Este sitio está ubicado en 3601 South Shiloh Road. (Distrito 5)

Z 21-54 Randall Reed's Planet Ford . Người nộp đơn đề xuất gia hạn Điều khoản sử dụng cụ thể (SUP) cho việc sử dụng Bán ô tô hiện có. Trang web này nằm ở 3601 South Shiloh Road. (Quận 5)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Pete Savage Owner

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

2600 Oakland Garland TX 75041

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland TX

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

3/19/20

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

Case Z 21-54

Z 21-54 Randall Reed's Planet Ford 635. The applicant proposes to renew a Specific Use Provision (SUP) for an existing Auto Sales use. This site is located at 3601 South Shiloh Road. (District 5)

Z 21-54 Randall Reed's Planet Ford 635. El solicitante propone renovar una Disposición de uso específico (SUP) para un uso existente de Auto Sales. Este sitio está ubicado en 3601 South Shiloh Road. (Distrito 5)

Z 21-54 Randall Reed's Planet Ford 635. Người nộp đơn đề xuất gia hạn Điều khoản sử dụng cụ thể (SUP) cho việc sử dụng Bán ô tô hiện có. Trang web này nằm ở 3601 South Shiloh Road. (Quận 5)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

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Duncan Ballantyne - Pres

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

2610 Oakland

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX 75041

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

Duncan Ballantyne - Pres

Signature / Firma / Chữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Z 21-54

The applicant proposes to renew a Specific Use Provision (SUP) for an existing Auto Sales use.

[Approval of a Specific Use Provision renewal for an Automobile Sales, New or Used on a property zoned Industrial (IN) District.]

Approval of a Plan for an Automobile Sales, New or Used on a property zoned Industrial (IN) District.]

**City Council Meeting
April 19, 2022**



GARLAND

TEXAS MADE HERE

Location: 3601 South Shiloh Road

Applicant: Randall Reed Planet Ford 635

Owner: RRREI Limited Partnership

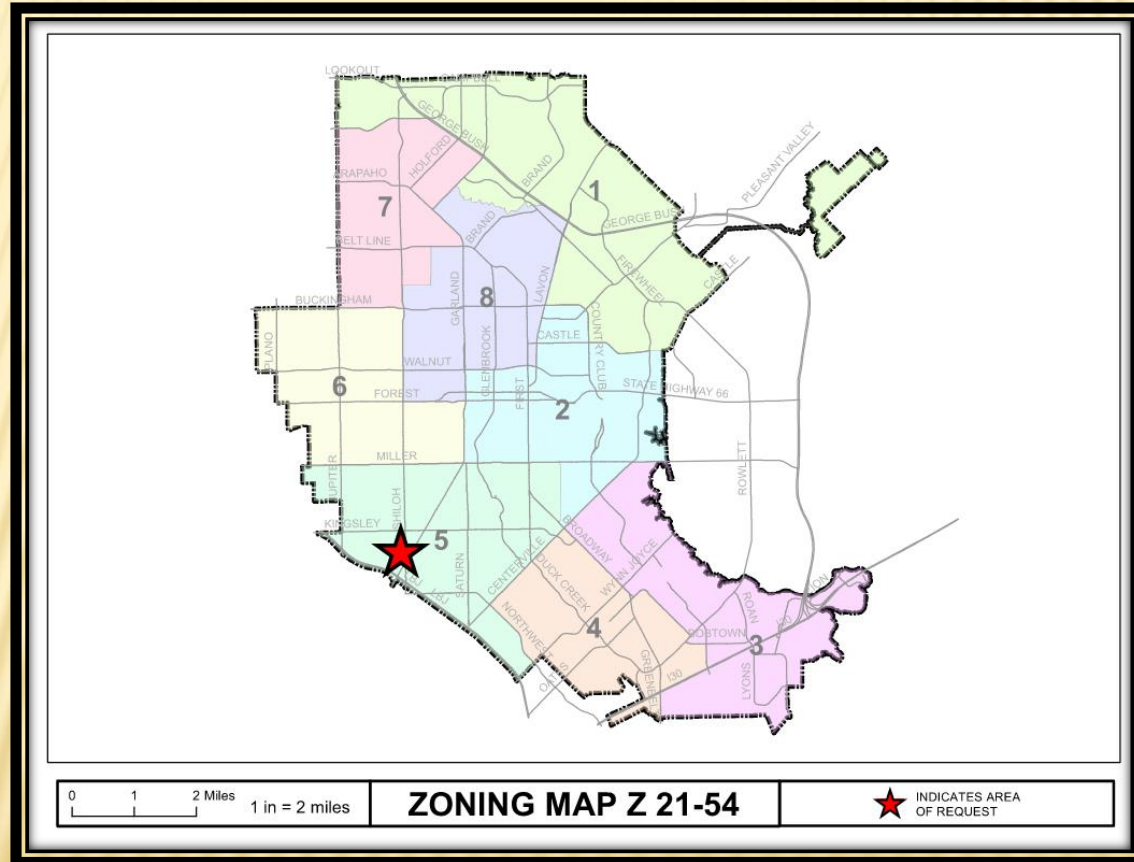
Acreage: 18.23

Zoning: Industrial (IN) District



GARLAND
TEXAS MADE HERE

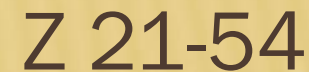
CITYWIDE LOCATION MAP



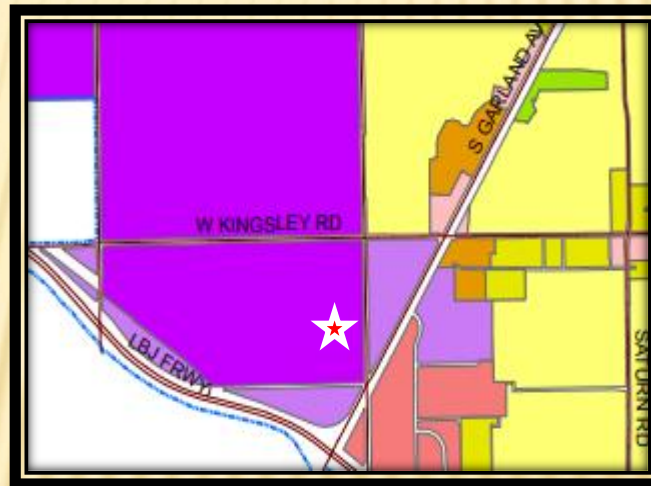
Z 21-54



LOCATION MAP



COMPREHENSIVE PLAN



The Future Land Use Map of the Envision Garland Plan recommends Industry Centers for the subject property. Industry centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations within this development type may require substantial infrastructure and may result in more significant negative impacts (sound, air, traffic, outdoor lighting, storage, etc.). Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types.

This use is compatible with the surrounding area and the Comprehensive Plan.



View of the subject property from South Shiloh Road



North of the subject property



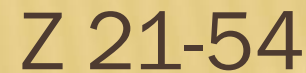
Looking east of the subject property



Looking south of the subject property



2015 RELEASE



CONSIDERATION

The applicant requests a Specific Use Provision (SUP) extension to be in effect for a period of twenty-five (25) years.

No GDC deviations are being requested with this application.



GARLAND
TEXAS MADE HERE

STAFF RECOMMENDATION

Approval of a Specific Use Provision renewal for an Automobile Sales, New or Used on a property zoned Industrial (IN) District.

Approval of a Plan for an Automobile Sales, New or Used on a property zoned Industrial (IN) District.

PLAN COMMISSION RECOMMENDATION

On March 28, 2022 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Specific Use Provision renewal for Automobile Sales, New or Used on a property zoned Industrial (IN) District.

The Plan Commission, by a vote of eight (8) to zero (0), also recommended approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District.

Z 21-28



GARLAND PLANNING REPORT

City Council Regular Session Agenda

11. c.

Meeting Date: 04/19/2022

Item Title: Z 21-54 Randall Reed's Planet Ford 635 - Plan (District 5)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of a Specific Use Provision renewal for Automobile Sales, New or Used on a property zoned Industrial (IN) District.

Approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District.

LOCATION

3601 South Shiloh Road

OWNER

RRREI Limited Partnership

PLAN COMMISSION RECOMMENDATION

On March 28, 2022 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Specific Use Provision renewal for Automobile Sales, New or Used on a property zoned Industrial (IN) District.

The Plan Commission, by a vote of eight (8) to zero (0), also recommended approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District.

STAFF RECOMMENDATION

Approval of a Specific Use Provision renewal for Automobile Sales, New or Used on a property zoned Industrial (IN) District.

Approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District.

BACKGROUND

In 1995, City Council approved a Specific Use Provision [S 95-15] to allow an Automobile Sales, Repair and Leasing Use for a time period of twenty-five (25) years. The SUP has expired and the applicant is requesting approval to allow the continued operation of an Automobile Sales use on the subject property.

SITE DATA

The subject property is developed with four (4) buildings. The site contains approximately 18.23 acres with approximately 308 lineal feet of frontage along McCree Road, 1,156 lineal feet of frontage along South Shiloh Road and 331 lineal feet of frontage along Oakland Street.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Industrial (IN) District which provides for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial (IN) District regulations are designed to ensure compatibility among the various uses allowed in the district, and to protect adjacent non-industrial development from potentially incompatible uses and conditions.

Automobile Sales, New or Used is allowed in the Industrial (IN) District by Specific Use Provision (SUP) only.

CONSIDERATIONS

Specific Use Provision

1. The applicant proposes to continue the Auto Sales use on the subject property. The GDC defines Automobile Sales, New or Used as "Retail sales of new or used automobiles. The term includes the following incidental uses: major and minor vehicle repairs, parts sales, on-site fuel tank(s) for use by the operation only (no retail fuel sales) if approved by the Fire Department and Building Official, vehicle leasing in lieu of purchase, and vehicle rental to service customers."
2. The site plan (Exhibit C) shows existing pavement and 536 parking spaces on the site, meeting GDC parking requirements.
3. Neither a building expansion nor a parking lot expansion is being proposed with this request. Landscaping currently exists on the site.
4. Signage is existing and no changes to signs are proposed with this application.
5. The applicant is requesting approval of the Specific Use Provision extension for a period of twenty-five (25) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Industry Centers for the subject property. Industry centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations within this development type may require substantial infrastructure and may result in more significant negative impacts (sound, air, traffic, outdoor lighting, storage, etc.). Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types.

This use is compatible with the surrounding area and the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Heavy Commercial (HC) District; these properties are developed with automobile sales and repair services. The property to the east, across South Shiloh Road, are zoned Planned Development (PD) Districts 20-05, 18-06, 17-22 and 13-31 for Community Retail Uses; these properties are developed with a temporary off-site construction campus, a car wash, automobile sales and repair services. The property to the south, across McCree Road, is zoned Industrial (IN) District and is developed with a truck repair service. The properties to the west are zoned Industrial (IN) District; these properties are developed with warehouses.

Attachments

Z 21-54 Randall Reed's Planet Ford 635 (Plan) Attachments
Z 21-54 Randall Reed's Planet Ford 635 Responses
Z 21-54 Randall Reed's Planet Ford 635 Staff Presentation

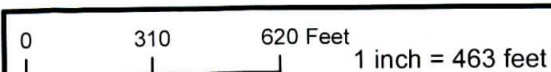
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

REPORT & MINUTES

P.C. Meeting, March 28, 2022

Consideration of the application of **Randall Reed's Planet Ford 635**, requesting approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District. This property is located at 3601 South Shiloh Road. (District 5) (File Z 21-54 – Plan)

Motion was made by Commissioner Williams to close the public hearing and **approve** the request as presented. Seconded by Commissioner Paris. **Motion carried: 8 Ayes, 0 Nays.**



3601 South Shiloh Road

 INDICATES AREA OF REQUEST
  INDICATES NOTIFICATION AREA

Comment Form

Case Z 21-54

Z 21-54 Randall Reed's Planet Ford. The applicant proposes to renew a Specific Use Provision (SUP) for an existing Auto Sales use. This site is located at 3601 South Shiloh Road. (District 5)

Z 21-54 Randall Reed's Planet Ford. El solicitante propone renovar una Disposición de uso específico (SUP) para un uso existente de Auto Sales. Este sitio está ubicado en 3601 South Shiloh Road. (Distrito 5)

Z 21-54 Randall Reed's Planet Ford . Người nộp đơn đề xuất gia hạn Điều khoản sử dụng cụ thể (SUP) cho việc sử dụng Bán ô tô hiện có. Trang web này nằm ở 3601 South Shiloh Road. (Quận 5)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Pete Savage Owner

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

2600 Oakland Garland TX 75041

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland TX

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

3/19/20

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

Case Z 21-54

Z 21-54 Randall Reed's Planet Ford 635. The applicant proposes to renew a Specific Use Provision (SUP) for an existing Auto Sales use. This site is located at 3601 South Shiloh Road. (District 5)

Z 21-54 Randall Reed's Planet Ford 635. El solicitante propone renovar una Disposición de uso específico (SUP) para un uso existente de Auto Sales. Este sitio está ubicado en 3601 South Shiloh Road. (Distrito 5)

Z 21-54 Randall Reed's Planet Ford 635. Người nộp đơn đề xuất gia hạn Điều khoản sử dụng cụ thể (SUP) cho việc sử dụng Bán ô tô hiện có. Trang web này nằm ở 3601 South Shiloh Road. (Quận 5)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

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Duncan Ballantyne - Pres

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

2610 Oakland

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX 75041

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

Duncan Ballantyne - Pres

Signature / Firma / Chữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Z 21-54

The applicant proposes to renew a Specific Use Provision (SUP) for an existing Auto Sales use.

[Approval of a Specific Use Provision renewal for an Automobile Sales, New or Used on a property zoned Industrial (IN) District.]

Approval of a Plan for an Automobile Sales, New or Used on a property zoned Industrial (IN) District.]

**City Council Meeting
April 19, 2022**



GARLAND

TEXAS MADE HERE

Location: 3601 South Shiloh Road

Applicant: Randall Reed Planet Ford 635

Owner: RRREI Limited Partnership

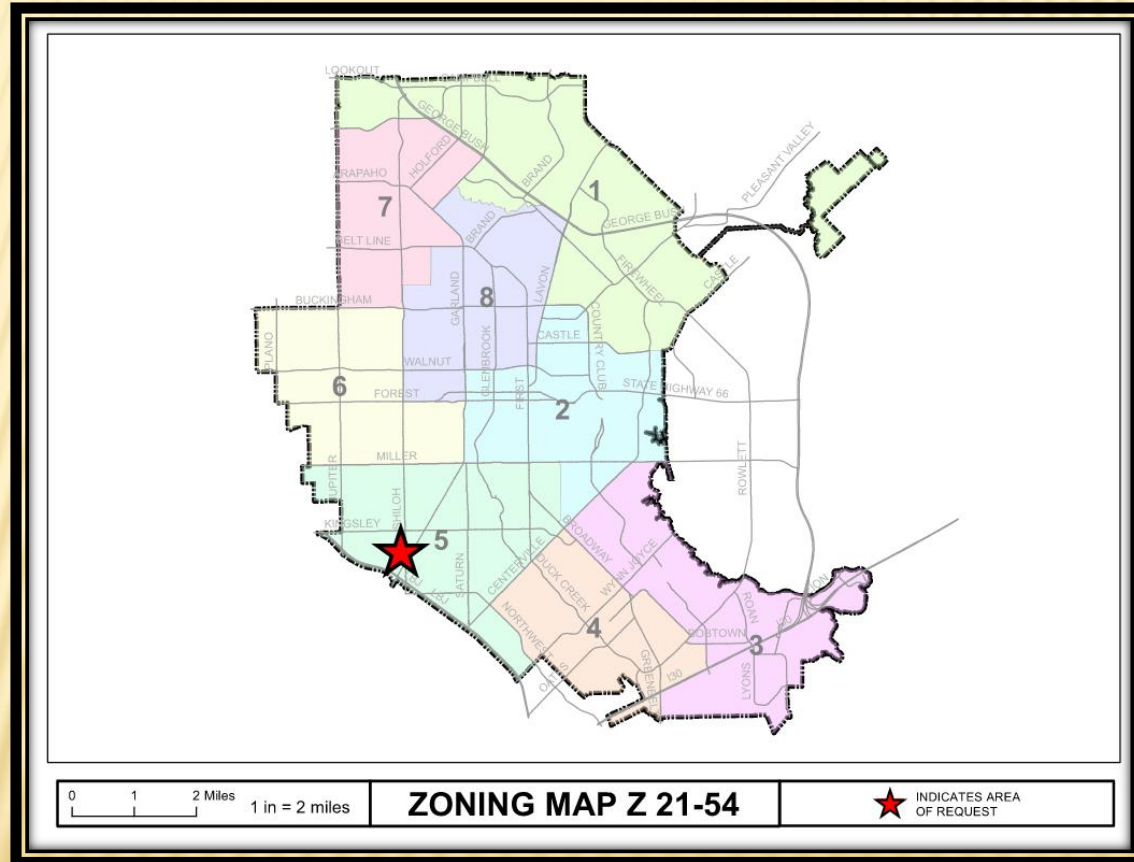
Acreage: 18.23

Zoning: Industrial (IN) District



GARLAND
TEXAS MADE HERE

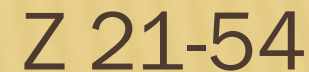
CITYWIDE LOCATION MAP



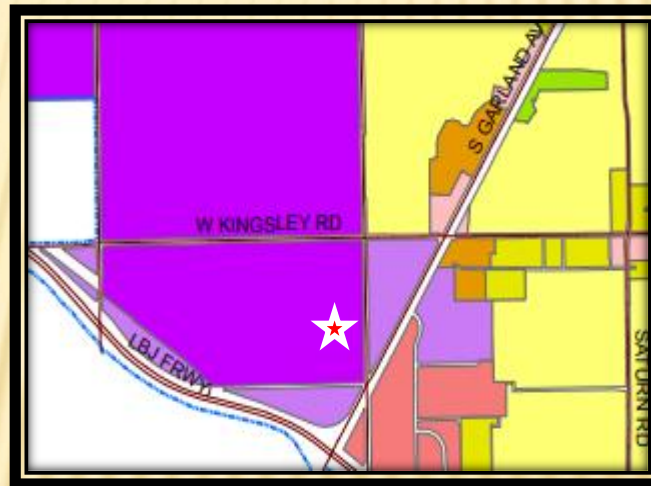
Z 21-54



LOCATION MAP



COMPREHENSIVE PLAN



The Future Land Use Map of the Envision Garland Plan recommends Industry Centers for the subject property. Industry centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations within this development type may require substantial infrastructure and may result in more significant negative impacts (sound, air, traffic, outdoor lighting, storage, etc.). Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types.

This use is compatible with the surrounding area and the Comprehensive Plan.



View of the subject property from South Shiloh Road



North of the subject property



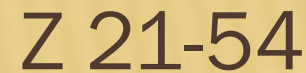
Looking east of the subject property



Looking south of the subject property



2015 RELEASE



CONSIDERATION

The applicant requests a Specific Use Provision (SUP) extension to be in effect for a period of twenty-five (25) years.

No GDC deviations are being requested with this application.



GARLAND
TEXAS MADE HERE

STAFF RECOMMENDATION

Approval of a Specific Use Provision renewal for an Automobile Sales, New or Used on a property zoned Industrial (IN) District.

Approval of a Plan for an Automobile Sales, New or Used on a property zoned Industrial (IN) District.

PLAN COMMISSION RECOMMENDATION

On March 28, 2022 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Specific Use Provision renewal for Automobile Sales, New or Used on a property zoned Industrial (IN) District.

The Plan Commission, by a vote of eight (8) to zero (0), also recommended approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District.

Z 21-28



GARLAND PLANNING REPORT

City Council Regular Session Agenda

11. d.

Meeting Date: 04/19/2022

Item Title: Z 21-62 Provident Realty Advisors - Zoning (District 1)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses.

Approval of a Detail Plan for Multi-Family development.

LOCATION

3309 Castle Drive

OWNER

Phyllis Wyrick Patterson

PLAN COMMISSION RECOMMENDATION

On March 16, 2022 the Plan Commission, by a vote of six (6) to zero (0), recommended approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses.

In addition, the Plan Commission, by a vote of six (6) to zero (0), recommended approval of a Detail Plan for Multi-Family development.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses.

Approval of a Detail Plan for Multi-Family development.

BACKGROUND

The subject property is currently unimproved. The applicant proposes multi-family rental housing in a single-family format on Lot 1. Lot 2 is intended for retail development in the future and it would require Detail Plan approval prior to development.

SITE DATA

The overall site consists of approximately 11.5 acres with 475 lineal feet of frontage along Bunker Hill Road. The site plan (Exhibit C) shows two (2) access points from Bunker Hill Road.

CONSIDERATIONS

1. Development and Site Plan

The site plan (Exhibit C) reflects two (2) lots. Lot 1 is intended for 242 multi-family units in a single-family layout. Units are either stand alone or in a duplex format with no more than two units attached. This format coupled with larger, and more windows than otherwise seen in traditional apartments allow for greater amounts of sunlight into each unit. Each unit has independent exterior entries off the main drives situated in an urban streetscape manner. The garages have been pulled off the main drive to provide a more walkable and inviting environment for the residents. Moreover, each unit has a private galvanized wire mesh fence from the “pod’s” larger communal green common areas. Each “Pod” will consist of nine (9) units.

The applicant contends this development offers an alternative to conventional housing options. Since the development is all one lot of record, all the grounds and buildings will be owned and maintained by property management. In addition, leisure areas, pod parks, clubhouse and swimming pool will be provided on the property.

Lot 2 is intended for retail development and is subject to future Detail Plan approval through the public hearing process.

2. Building Separation

The GDC requires all portions of a multi-family dwelling structure must be a minimum of twenty (20) feet from other multi-family dwelling structures. The applicant requests a minimum of ten (10) feet. The proposed layout is single-family style. Therefore, the required twenty (20)-foot setback will not work for their configuration.

3. Parking

The GDC parking requirements are met with this proposal. Additionally, each attached unit has direct access to a garage which leaves two remaining garages, one provided to the detached one-bedroom, and the remaining available for rent by any others.

4. Amenities

- **Clubhouse:** Section 2.39 (I) states that a minimum 3,500 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 2,413 square-foot clubhouse, which includes a fitness center and a business center.
- **Swimming Pool:** One swimming pool having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. The applicant proposes a resort-style swimming pool with 1,457 square feet of surface water.
- **Leisure Areas:** One leisure area having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each multi-family development. The applicant will comply with this requirement by providing a common leisure area, dog park and two (2) pickle ball courts. In addition, twenty-four (24) pod parks are reflected on the site plan (Exhibit C), these pad parks are intended to be passive space to allow for flexibility in programming as the residents who back up to it wish. Seating will be provided within the linear green meandering walkways.

5. Dwelling unit/mix

The submittal materials indicate compliance with the required unit size and mix. More specifically: Minimum dwelling unit size.

Required one-bedroom: 650 square feet

Proposed: 653-779 square feet

Number of units: 77

Minimum dwelling unit size.

Required two-bedroom: 800 square feet

Proposed: 938-1062 square feet

Number of units: 107

Minimum dwelling unit size.

Required three-bedroom: 950 square feet

Proposed: 1243 square feet

Number of units: 58

6. Screening and Landscaping

The landscape plan (Exhibit D) complies with the applicable screening and landscaping standards per the GDC. The applicant proposes a masonry screening wall and ornamental metal fence along Castle Drive and an ornamental metal fence along Firewheel Parkway. In addition, an acoustics wall is proposed to the northeast of the property along with a 200-foot wide open space along the northeast perimeter between the properties. This land will remain undeveloped and will be used to mitigate a noise from the adjacent development.

7. Building Design

The building design complies with the architectural elements and articulation requirements of the GDC.

8. Signage

No deviations were requested regarding signage.

9. Summary of Deviations

The applicant requests to deviate from Chapter 2 of the GDC. The table below indicated the deviations are as proposed.

Development Standards	Required	Proposed	Analysis
Building Separation	The GDC requires all portions of a multi-family dwelling structure must be a minimum of twenty (20) feet from other multi-family dwelling structures.	The applicant requests a minimum of ten (10) feet.	The proposed layout is single-family style. Therefore, the required twenty (20)-foot setback will not work for their configuration.
Clubhouse	Section 2.39 (I) states that a minimum 3,500 square-foot clubhouse must be constructed on site and made available to all	The site plan (Exhibit C) notes a 2,413 square-foot clubhouse, which includes a fitness center and a business center.	The clubhouse provided accommodates the needs of the residents. Because this is a hybrid residential type that functions like single family, there is both common and private open space that provide

	residents.		an alternative to a larger clubhouse.
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COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Compact Neighborhoods

Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments.

This proposal is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The area to the north is zoned Agricultural (AG) District with a Specific Use Provision (S 77-17) for a Landfill Use. The property to the northeast is zoned Agricultural (AG) District with a Specific Use Provision (S 85-104) and the site currently contains a concrete crushing/recycling facility. The properties to the south, across Castle Drive, are in the City of Rowlett. The property to the west, across Firewheel Parkway, are zoned Planned Development (PD) District 09-06 for Community Retail Uses and Planned Development (PD) District 12-43 for Single-Family-7 (SF-7) Uses; these properties are developed with single-family houses. The remainder of the portion is vacant.

Attachments

Z 21-62 Provident Realty Advisors Attachments (Zoning)
Z 21-62 Provident Realty Advisors Responses
Z 21-62 Staff Presentation



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 260 520 Feet
1 inch = 391 feet

ZONING MAP Z 21-62

 INDICATES AREA OF REQUEST

3309 Castle Drive

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-62

3309 Castle Drive

I. Statement of Purpose: The purpose of this Planned Development is to approve a multi-family development on Lot 1.

II. Statement of Effect: This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of the Multi-Family (MF) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C through Exhibit E. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply. Lot 2 shall require approval of a Detail Plan.

V. Specific Conditions:

A. Permitted Uses: Land Uses are only permitted as in the Multi-Family (MF) District on Lot 1.

Land uses are only permitted as in the Community Retail (CR) District on Lot 2.

B. Site Plan: The site layout, building placement, parking, and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.

C. Building Separation: All portions of a multi-family dwelling structure shall be a minimum of ten (10) from other multi-family dwelling structures.

- D. Clubhouse: The clubhouse shall be a minimum of 2,413 square feet in size.
- E. Dwelling Units: A total of 242 dwelling units shall be permitted.
- F. Amenities: Amenities shall be provided as shown on the Exhibits C and D.
- G. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
- H. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.
- I. Lighting: All pedestrian pathways shall be lighted per the Garland Development Code standards.
- J. Signage: All signage shall comply with the standards in the Garland Development Code.

REPORT & MINUTES

P.C. Meeting, March 16, 202

Consideration of the application of **Provident Realty Advisors**, requesting approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses. This property is located at 3309 Castle Drive. (District 1) (File Z 21-62 – Zoning)

Representing the applicant Maxwell Fisher, 2595 Dallas Parkway, Frisco, TX and the applicant, Glenn Lanier, 10210 North Central Expressway, Suite 300, Dallas, TX, provided an overview of the request and remained available for questions.

There was discussion between the Plan Commissioners and applicant regarding the residential homes being completely electric, project timeframe, and trash collection.

Don Bellamy, 3217 Rough Creek Drive, Garland, TX spoke of concerns regarding possible traffic hazard concerns.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request as presented. Seconded by Commissioner Rose. **Motion carried: 6 Ayes, 0 Nays.**

Comment Form

Case Z 21-62

Z 21-62 Provident Realty Advisors. The applicant proposes to construct 242 multi-family units in a single-family style format. This site is located at 3309 Castle Drive. (District 1)

Z 21-62 Provident Realty Advisors. El solicitante propone construir 242 unidades multifamiliares en un formato de estilo unifamiliar. Este sitio está ubicado en 3309 Castle Drive. (Distrito 1)

Z 21-62 Provident Realty Advisors. Người nộp đơn đề xuất xây dựng 242 đơn vị nhiều hộ theo định dạng kiểu một hộ. Trang web này nằm ở 3309 Castle Drive. (Quận 1)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

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MARIAM MCKEE, Property Owner

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1646 LOST PINES LANE GARLAND 75040

Your Property Address / La dirección de su propiedad / Địa chỉ tài sản

GARLAND TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

03.14.22

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued – Case Z 21-62

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

OUR BOARD PRESENT FOR OUR HUA
HAS ALREADY SUBMITTED ALL MY
COMMENTS.

Comment Form

Case Z 21-62

Z 21-62 Provident Realty Advisors. The applicant proposes to construct 242 multi-family units in a single-family style format. This site is located at 3309 Castle Drive. (District 1)

Z 21-62 Provident Realty Advisors. El solicitante propone construir 242 unidades multifamiliares en un formato de estilo unifamiliar. Este sitio está ubicado en 3309 Castle Drive. (Distrito 1)

Z 21-62 Provident Realty Advisors. Người nộp đơn đề xuất xây dựng 242 đơn vị nhiều hộ theo định dạng kiểu một hộ. Trang web này nằm ở 3309 Castle Drive. (Quận 1)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

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Derrick Hayes

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

3309 Rough Creek Drive

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Qhính

[Signature]

Signature / Firma / Ch ữ ký

3/16/22

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued – Case Z 21-62

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

While I'm voting for this development, I have serious concerns about traffic and current state of the roads. There's a full 2 additional single family home neighborhoods being built further North on Castle. Those cars and a 242 unit apartment complex will make an already very dangerous curve of Firewheel Parkway even more so. Traffic study done has entrance for the apartments being across from Roush Creek ~~with~~ with no light or stop signs. The curve ~~are~~ here on Firewheel is almost blind, making any turn left out of the neighborhood perilous at best.

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-62	March 16, 2022	April 5, 2022	Nabiha Ahmed

The applicant proposes to construct 242 multi-family units in a single-family style format. This site is located at 3309 Castle Drive. (District 1)

Jennifer Muller

Against

3/15/2022
3:39:44 PM

1634 Lost Pines Lane

jenmuller@hotmail.com

Garland

2144506746

Texas

United States

75040

Strongly against. Traffic concerns, property values, influx of people in the area.

Comment Form

Case Z 21-62

Outside the Notification Area

Z 21-62 Provident Realty Advisors. The applicant proposes to construct 242 multi-family units in a single-family style format. This site is located at 3309 Castle Drive. (District 1)

Z 21-62 Provident Realty Advisors. El solicitante propone construir 242 unidades multifamiliares en un formato de estilo unifamiliar. Este sitio está ubicado en 3309 Castle Drive. (Distrito 1)

Z 21-62 Provident Realty Advisors. Người nộp đơn đề xuất xây dựng 242 đơn vị nhiều hộ theo định dạng kiểu một hộ. Trang web này nằm ở 3309 Castle Drive. (Quận 1)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

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MARILYN WYRICK / INGRAM

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

2900 Castle Dr.

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, Tx

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Marilyn Wyrick Ingram

Signature / Firma / Chữ ký

MARCH 9, 2022

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

MAR 16 '22 AM 11:3E

Z 21-62

The applicant proposes to construct 242 multi-family units in a single-family style format.

[Planned Development and Detail Plan for single-family for rent style development on a property zoned Agricultural (AG) District]

City Council Meeting
April 19, 2022



GARLAND

TEXAS MADE HERE

Location: 3309 Castle Drive

Applicant: Provident Realty Advisors

Owner: Phyllis Wyrick Patterson

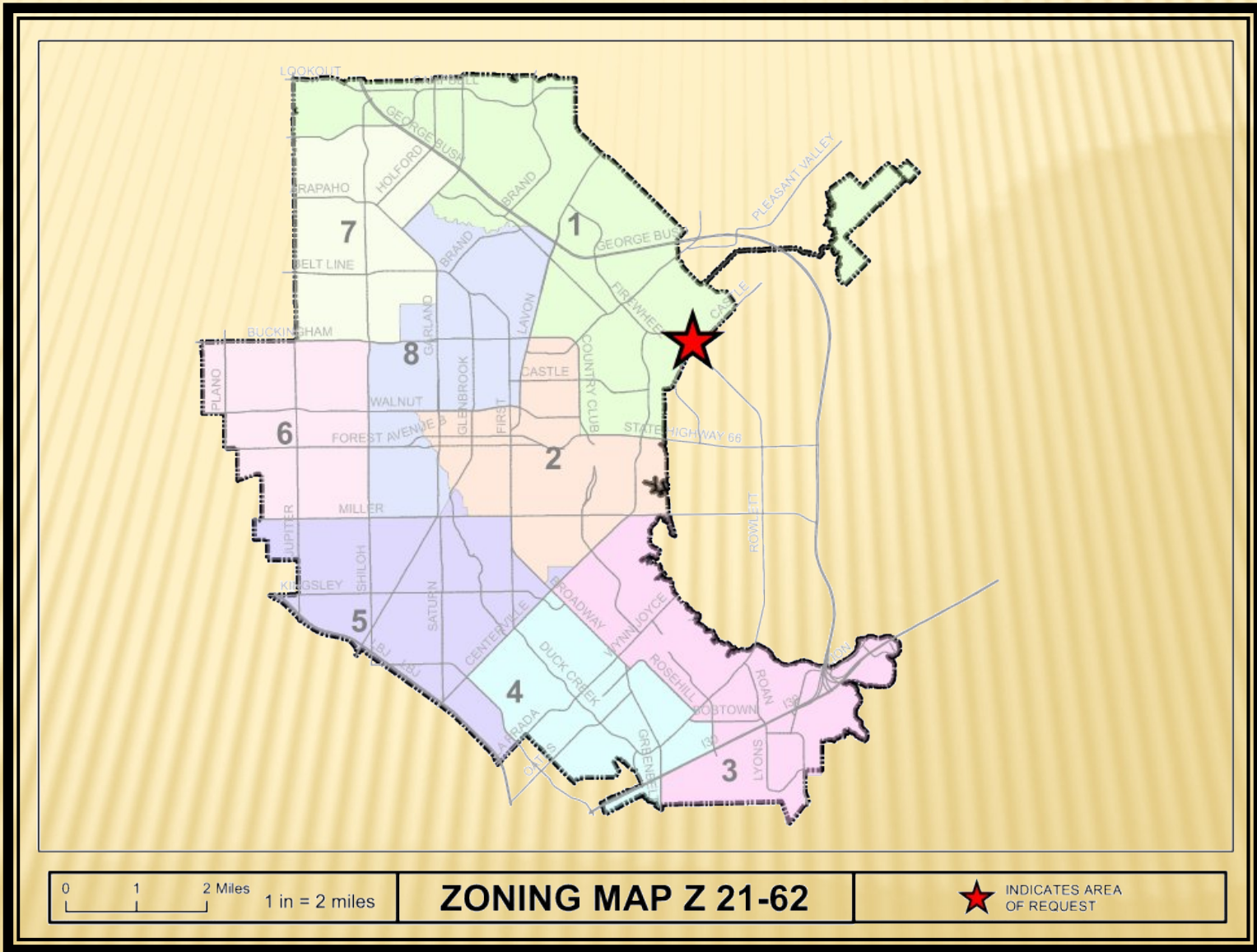
Acreage: 35.787 acres

Zoning: Agricultural (AG) District



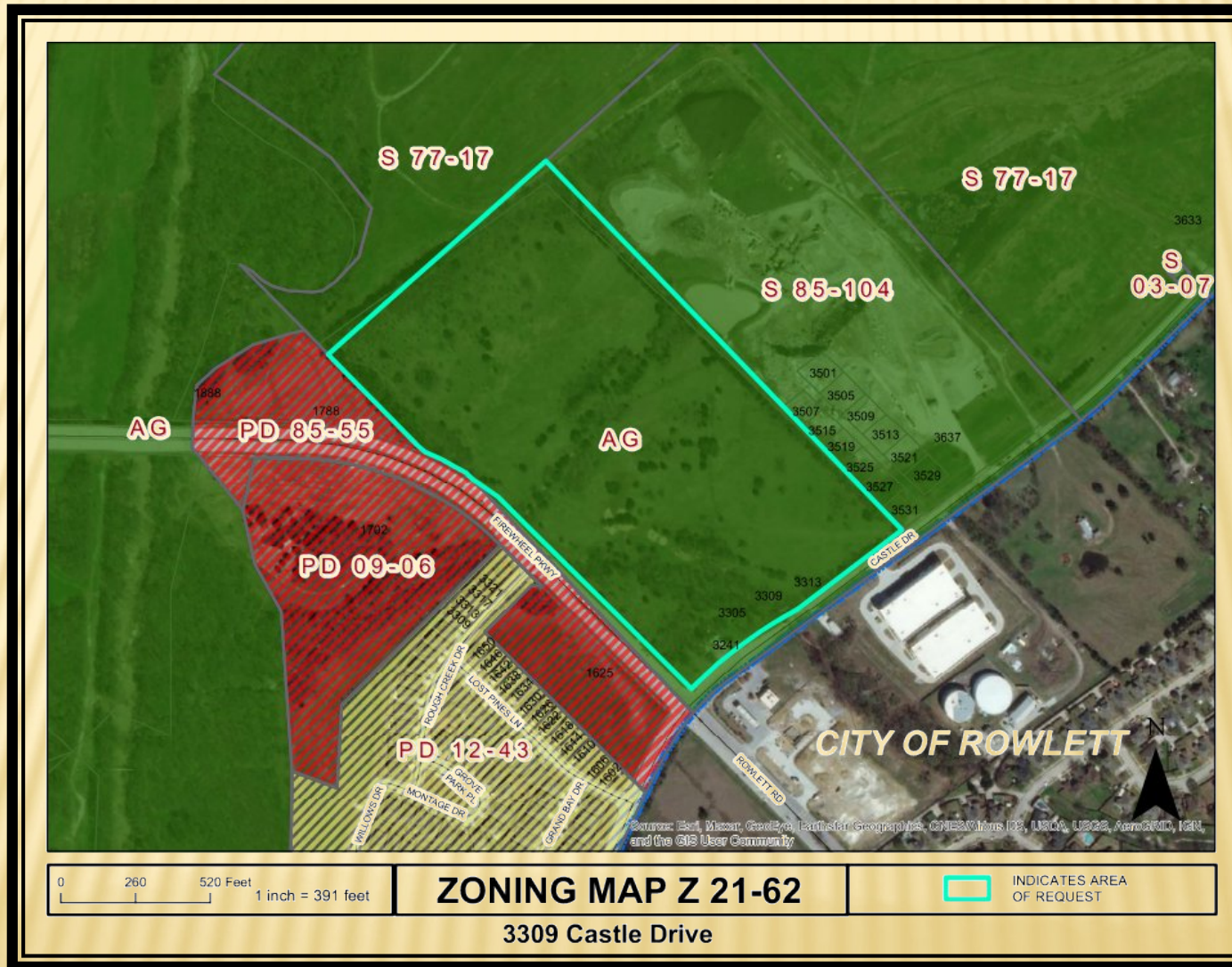
GARLAND
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CITYWIDE LOCATION MAP



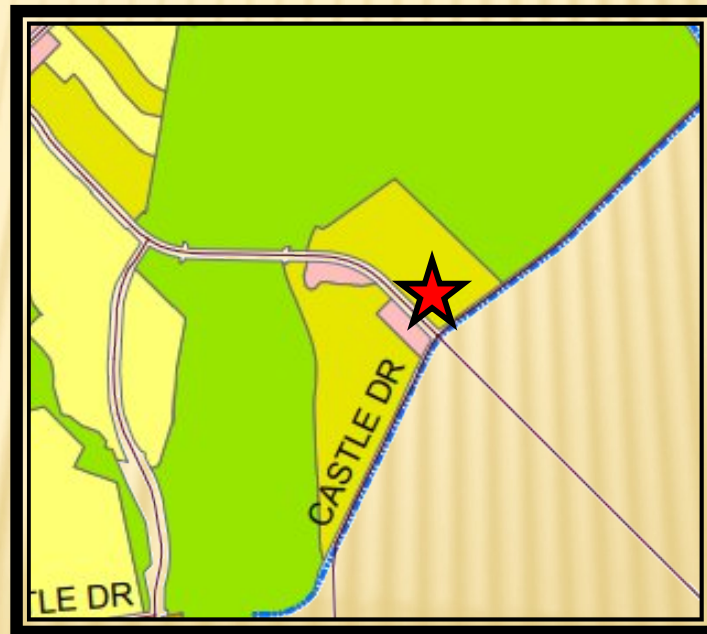
Z 21-62

LOCATION MAP



Z 21-62

COMPREHENSIVE PLAN



Z 21-62



GARLAND
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COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Compact Neighborhoods

Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments.

This proposal is compatible with the Comprehensive Plan.

Z 21-62

PHOTOS



View of the subject property from Firewheel Parkway



Looking southeast of the subject property (City of Rowlett)



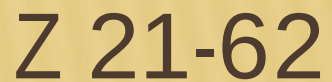
Looking west of the subject property



Looking north of the subject property



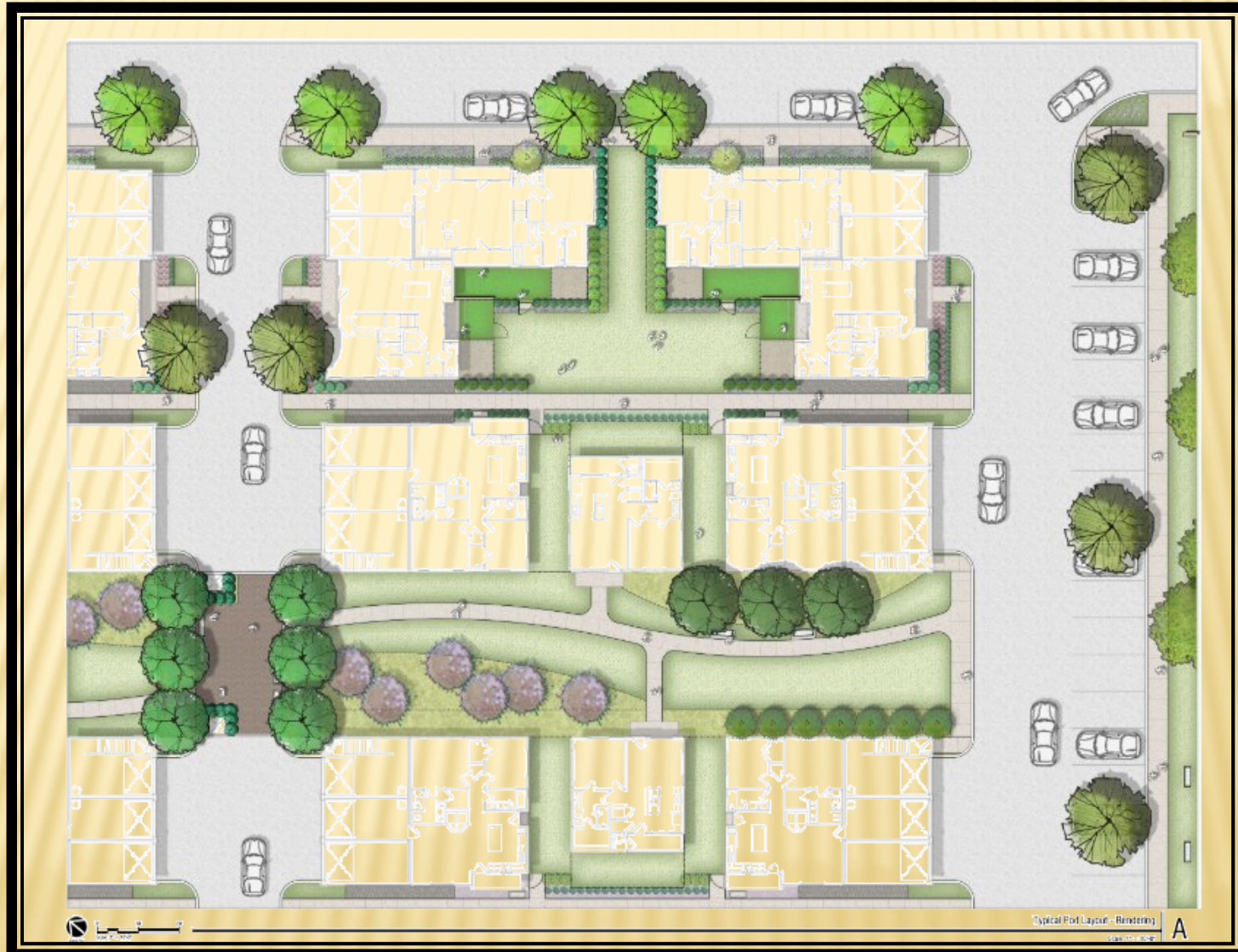
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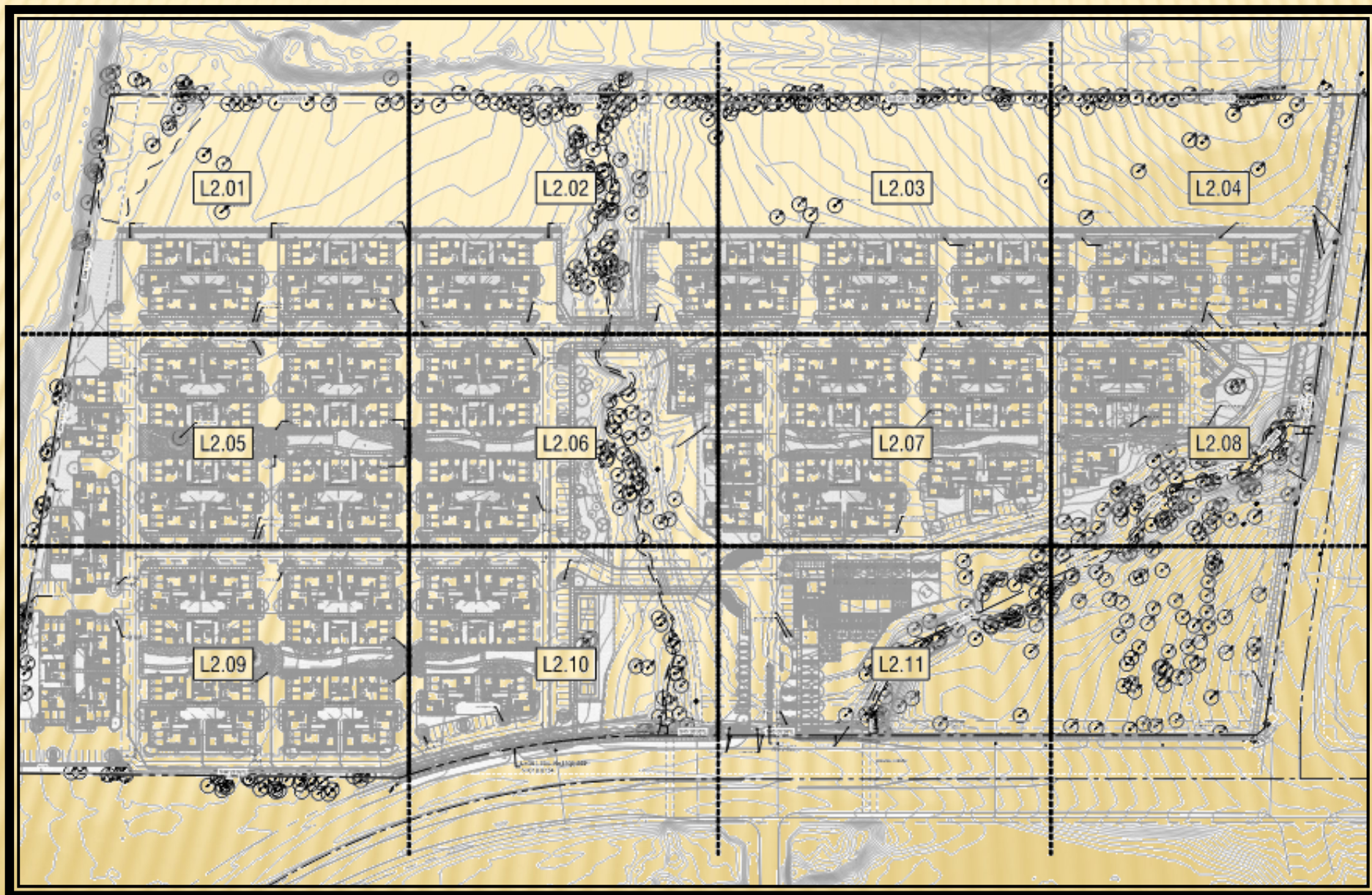
GARLAND
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POD LAYOUT RENDERING

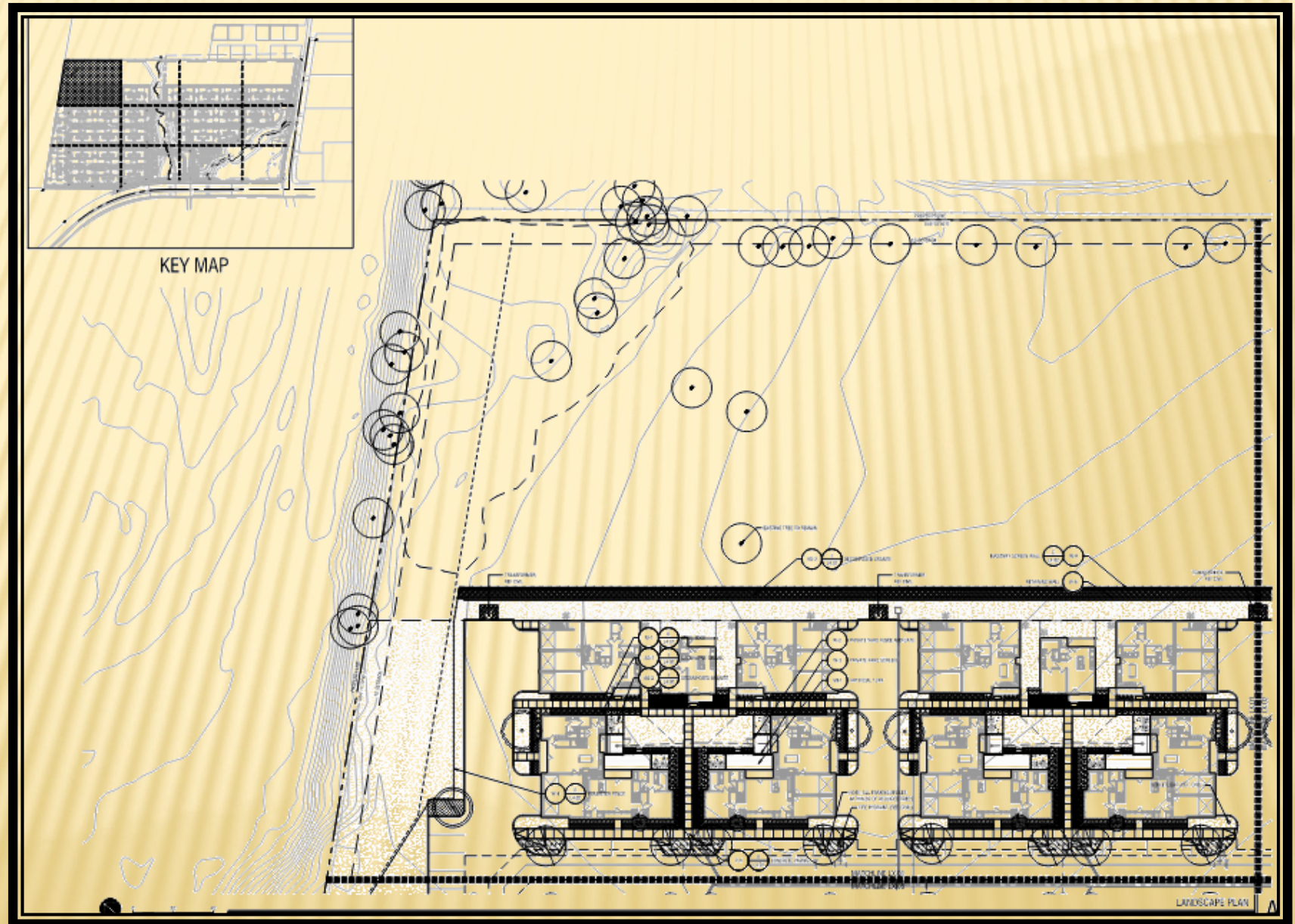


Z 21-62

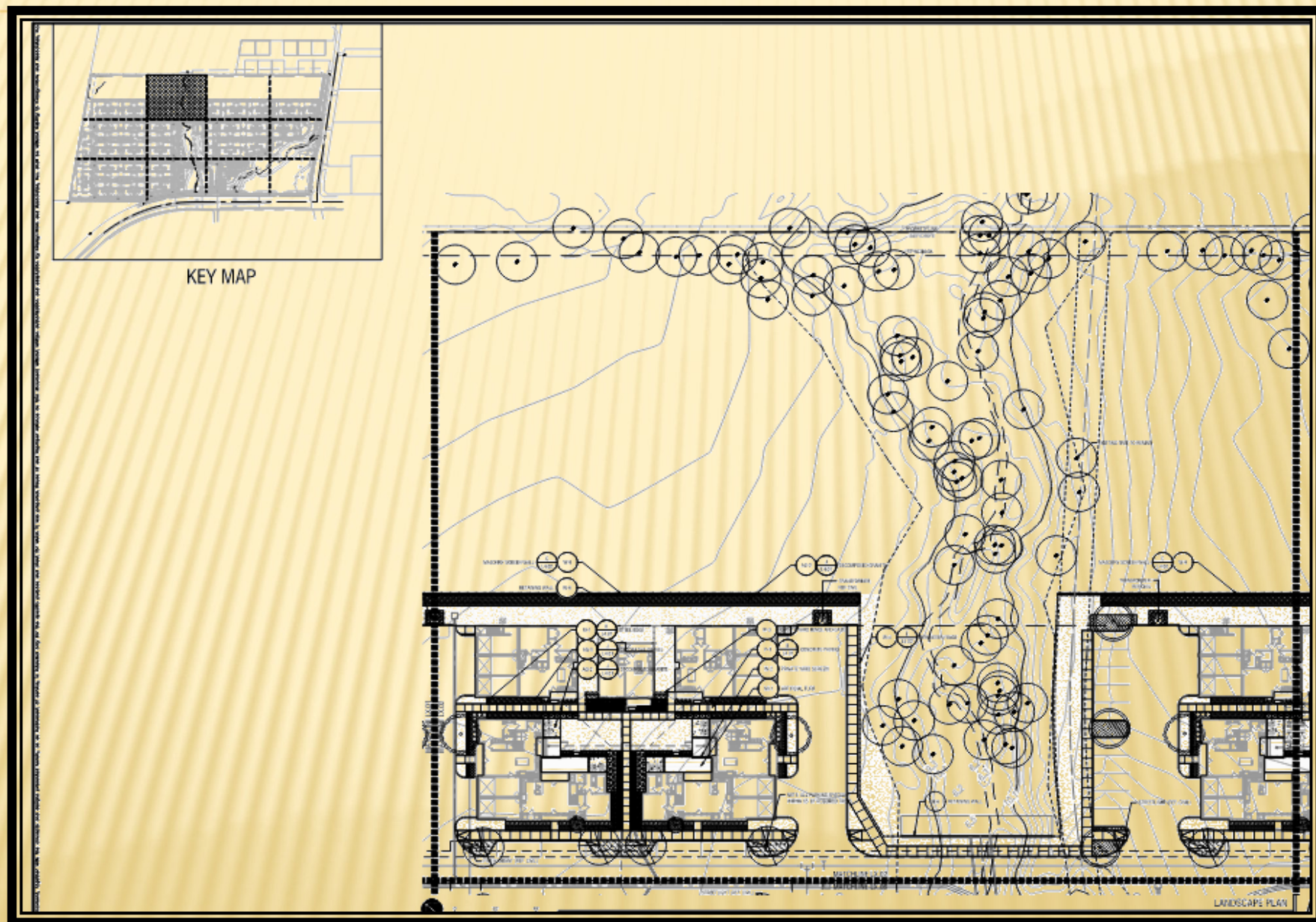
LANDSCAPE PLAN



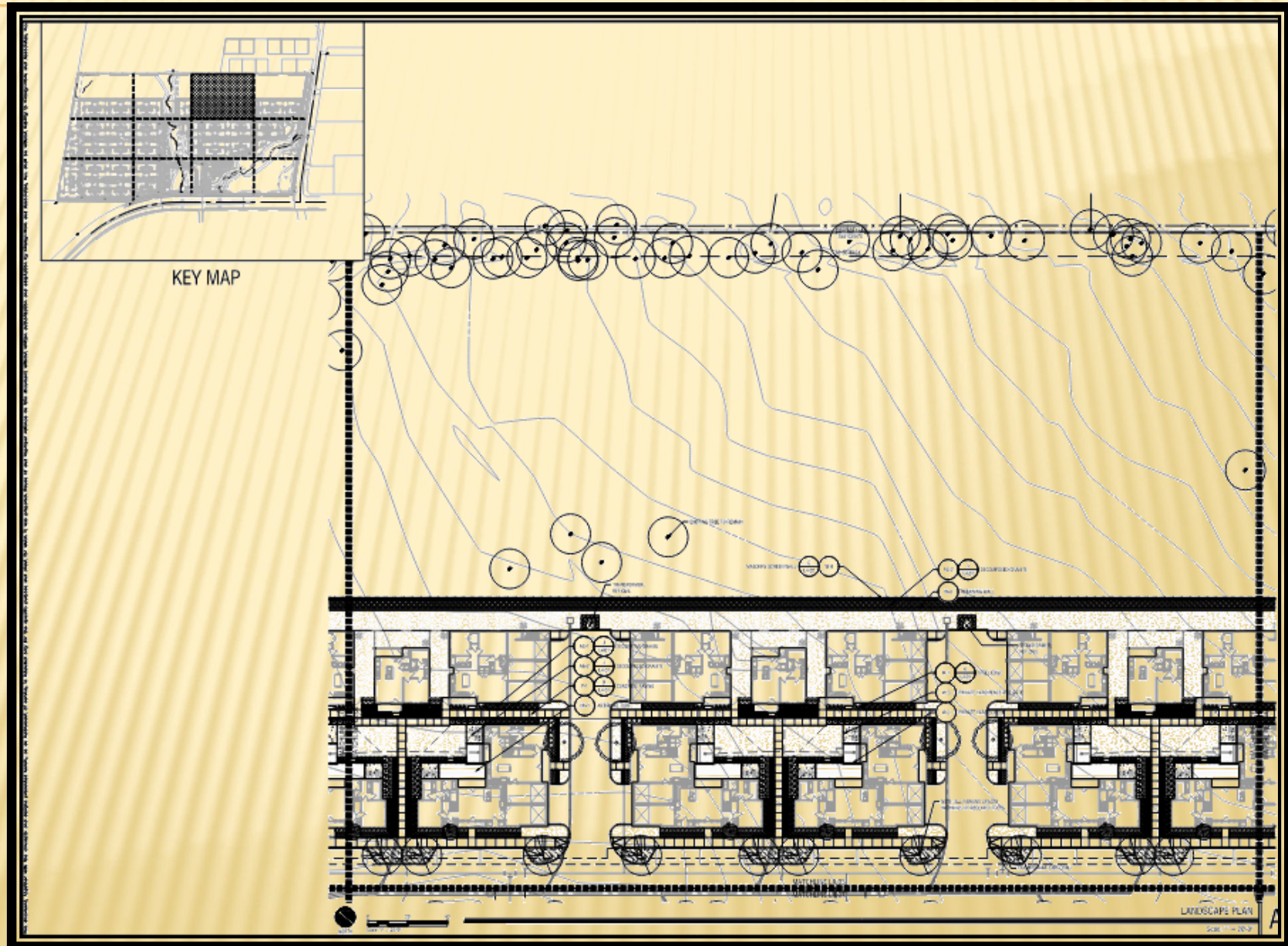
LANDSCAPE PLAN



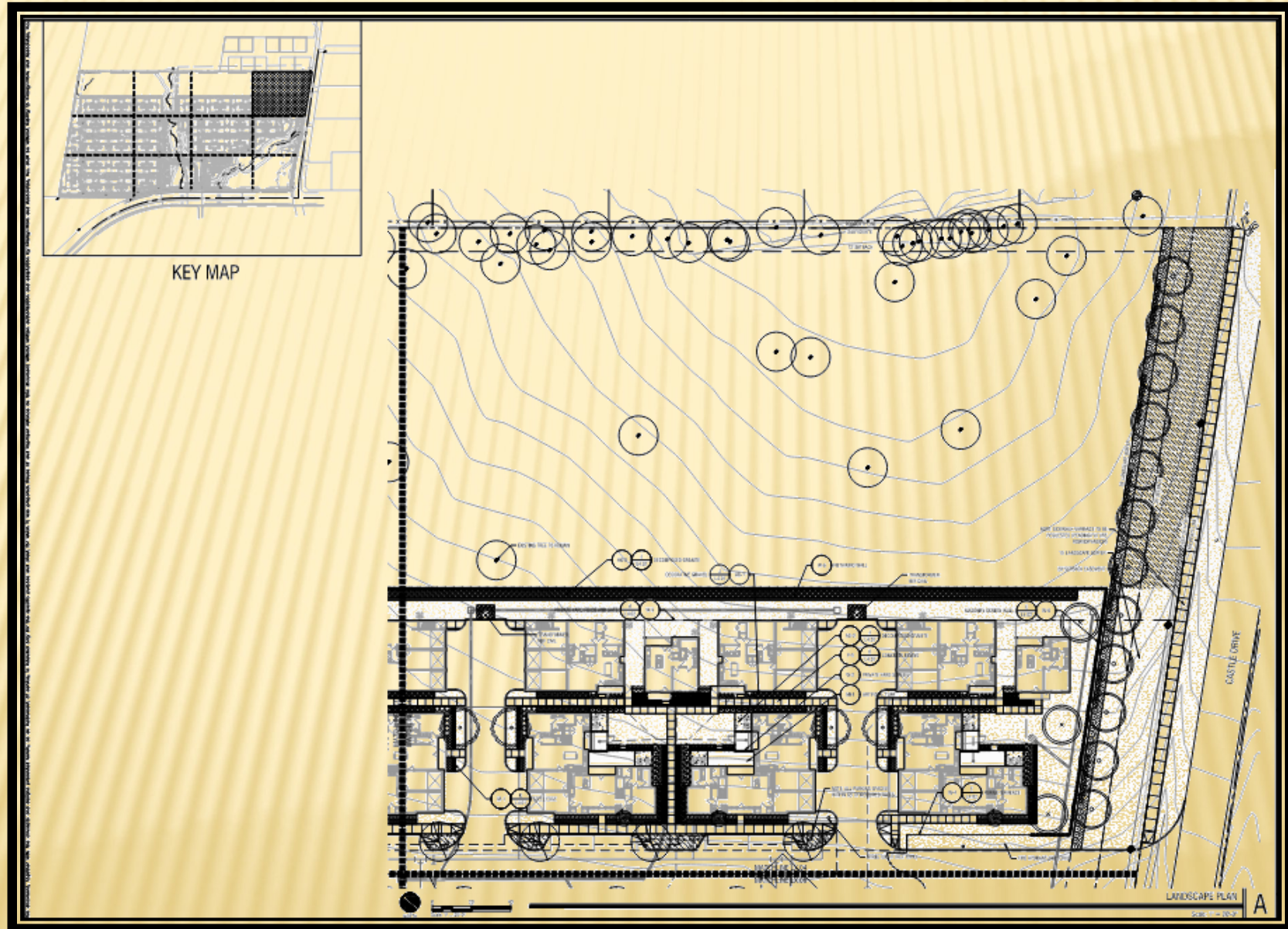
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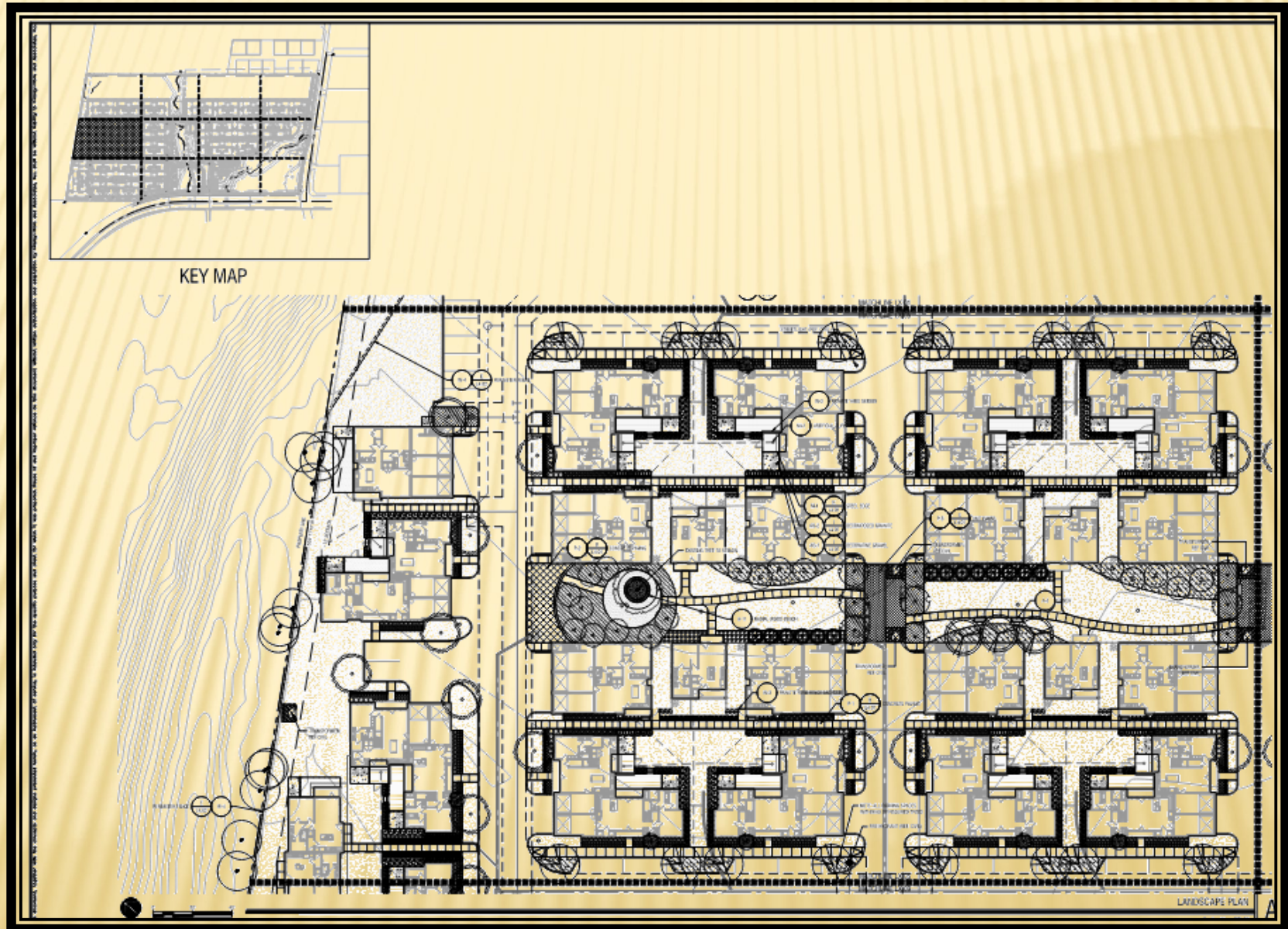
LANDSCAPE PLAN



LANDSCAPE PLAN

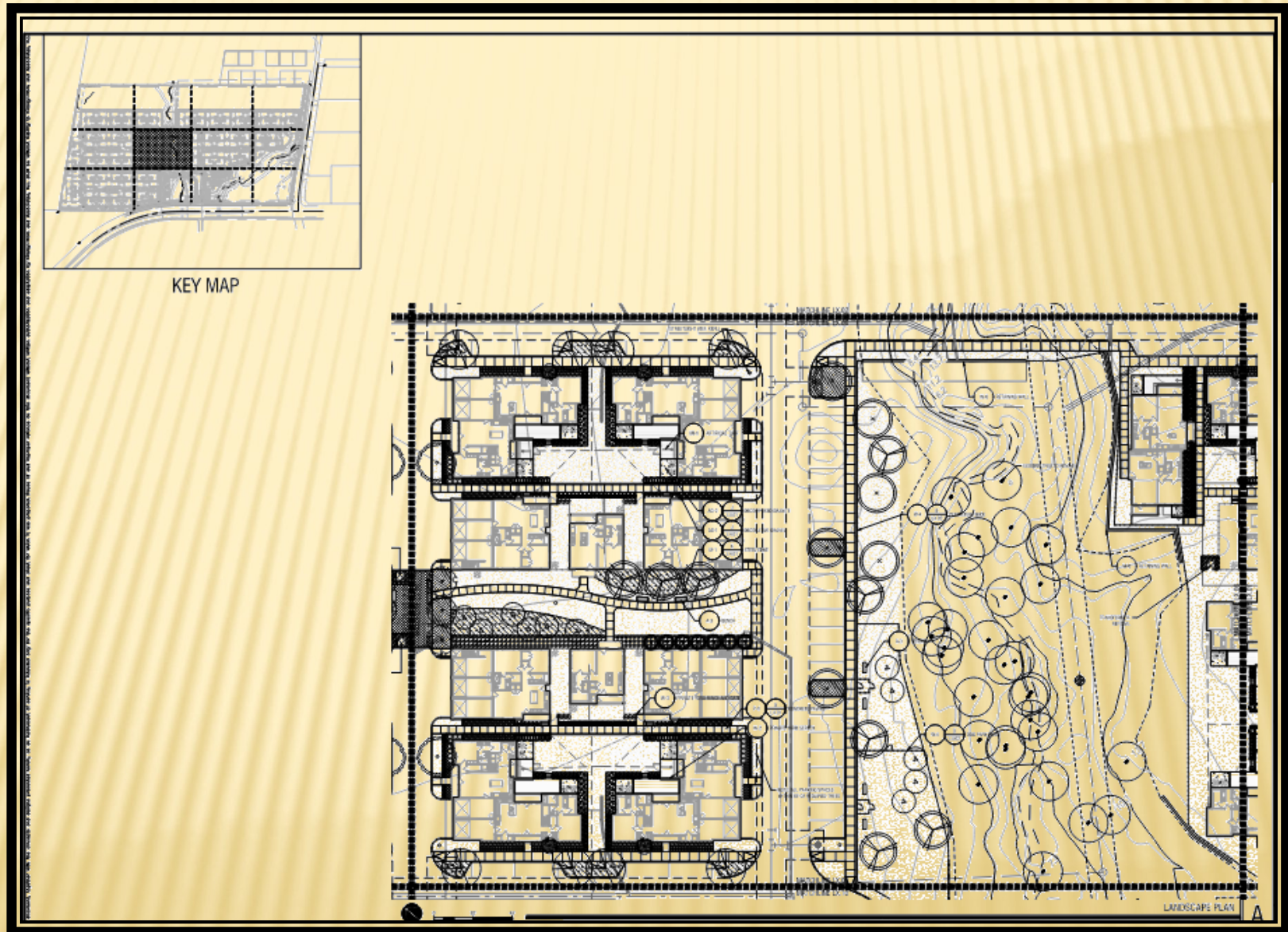


LANDSCAPE PLAN

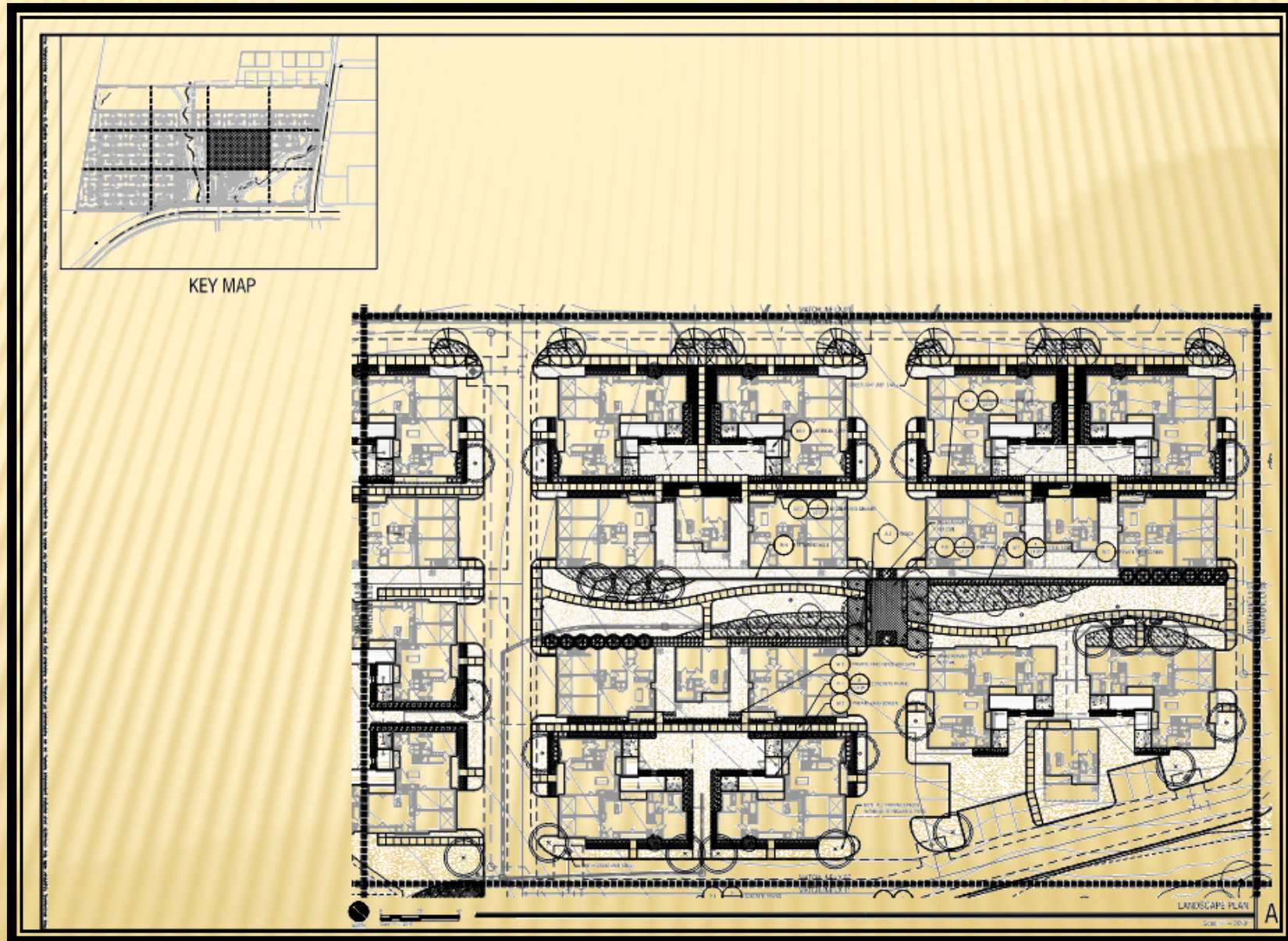


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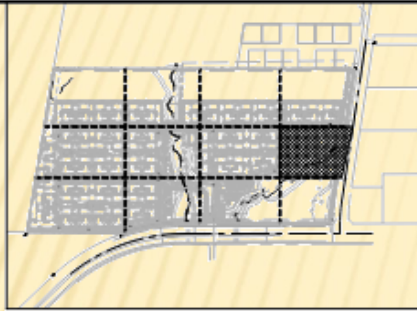
LANDSCAPE PLAN



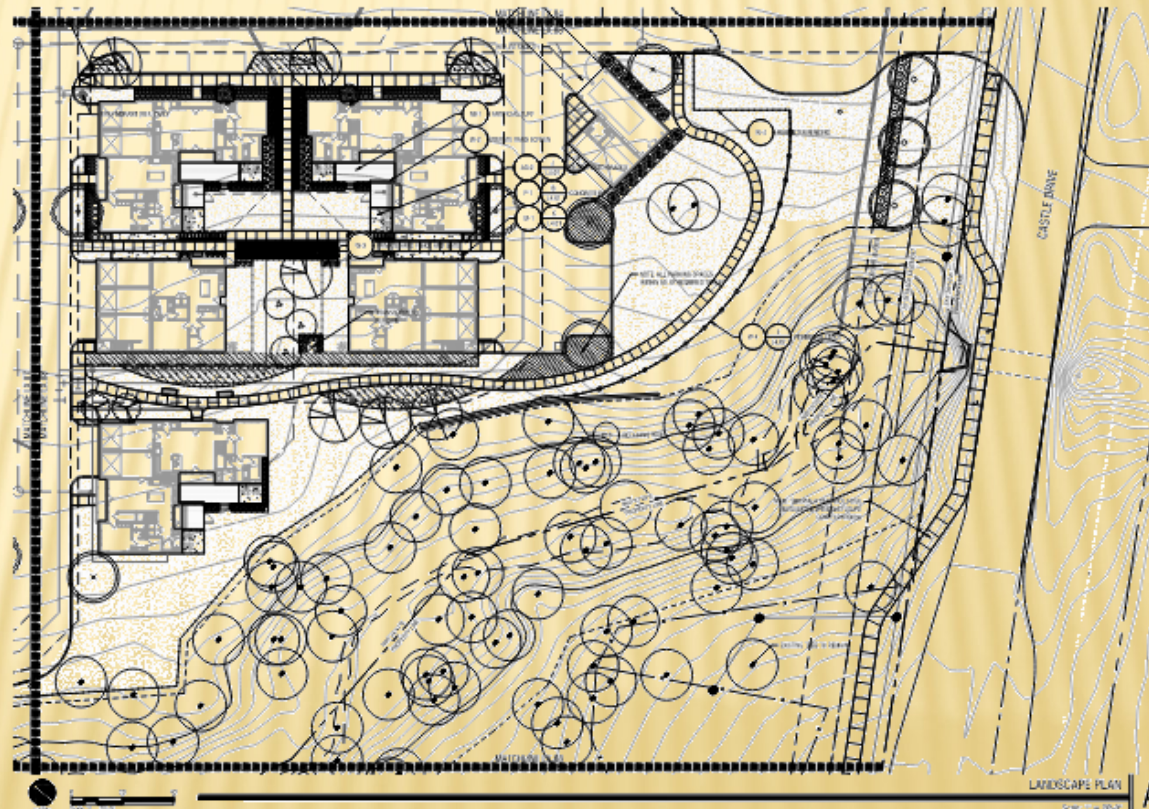
LANDSCAPE PLAN



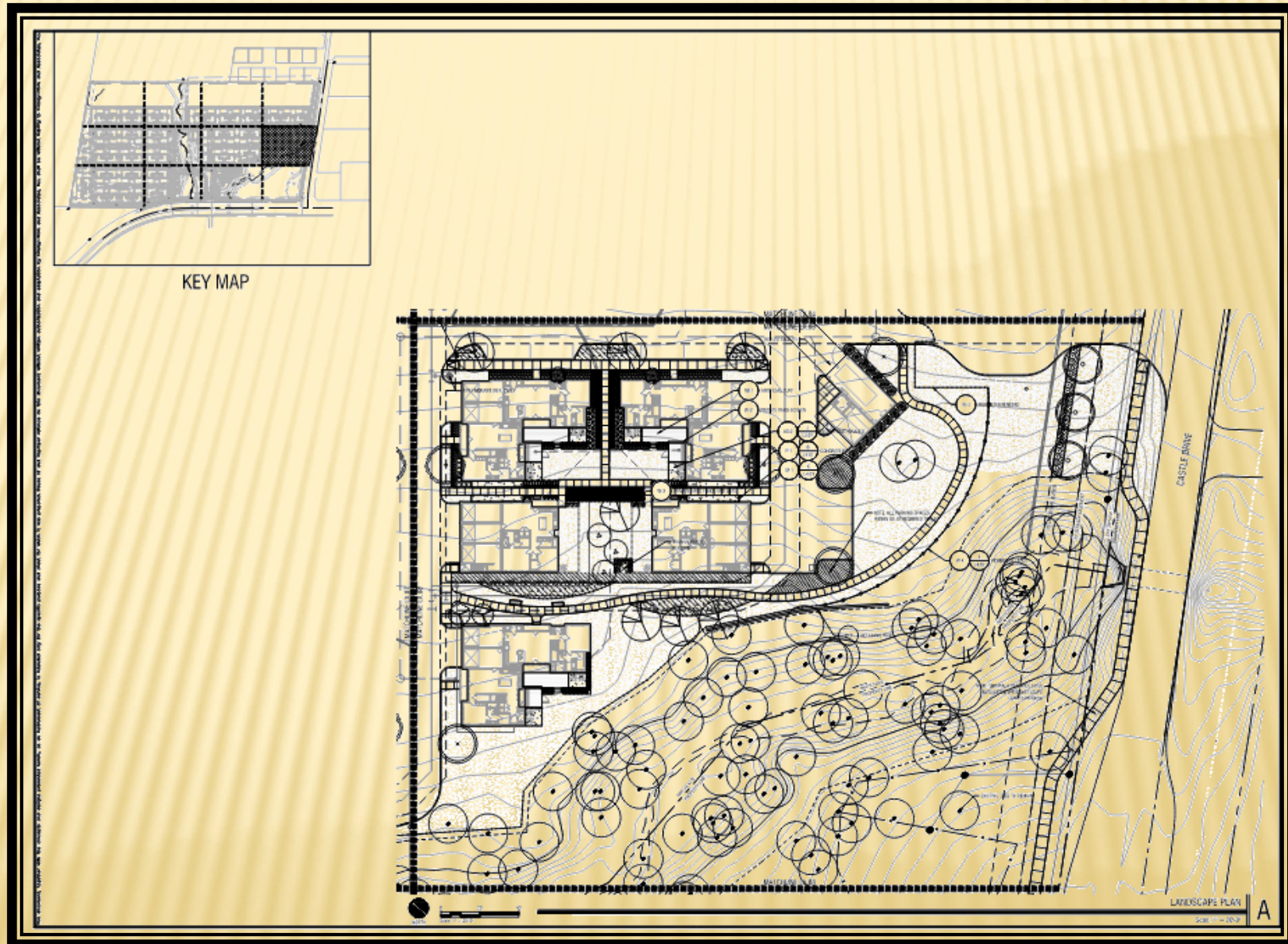
LANDSCAPE PLAN



KEY MAP

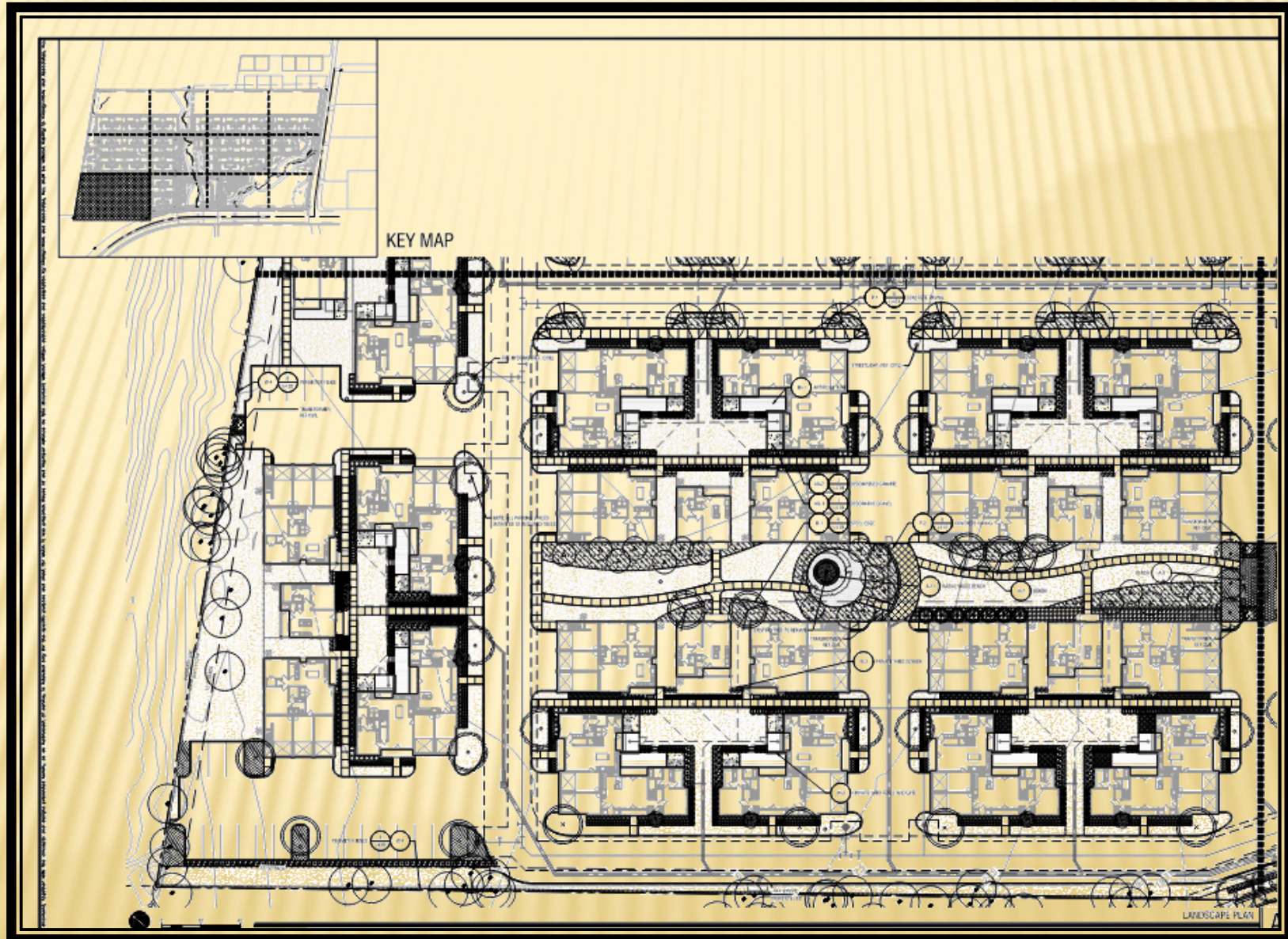


LANDSCAPE PLAN

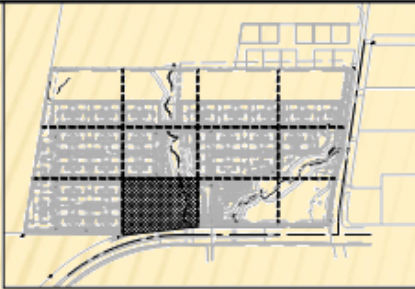


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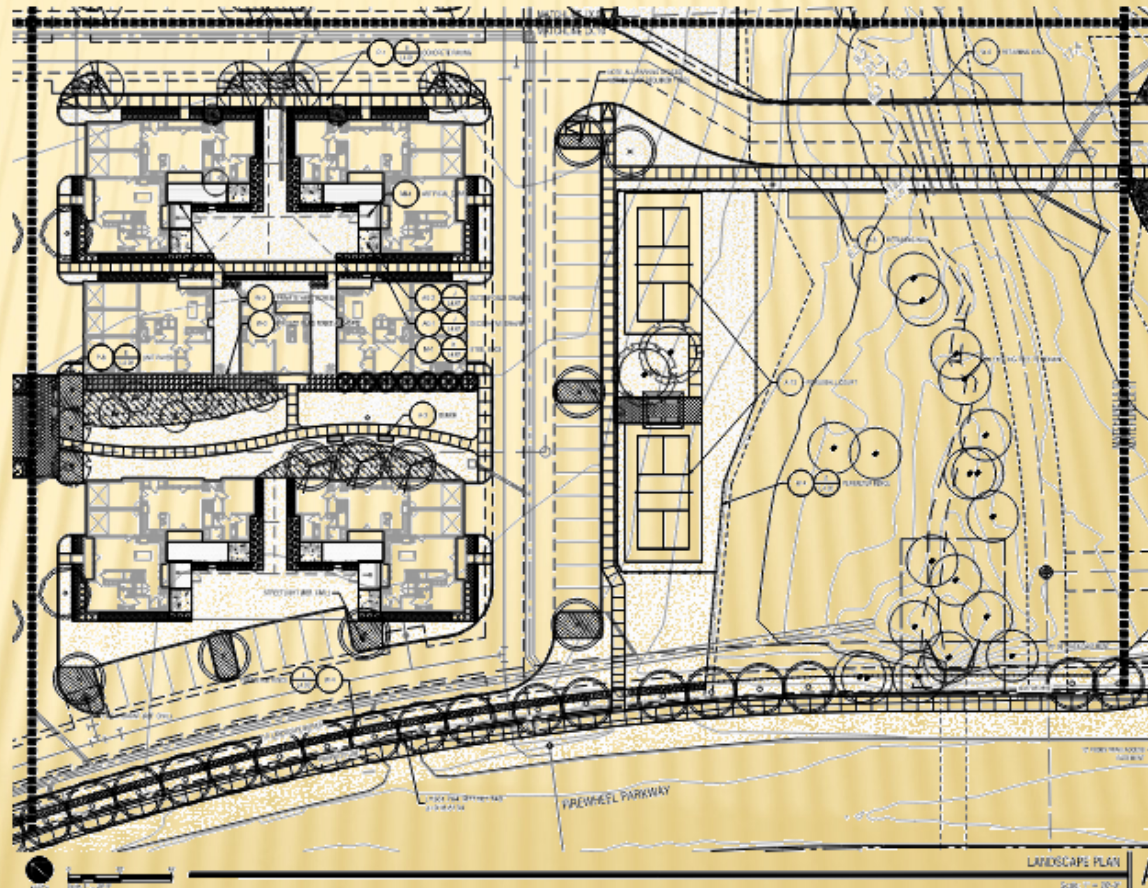
LANDSCAPE PLAN



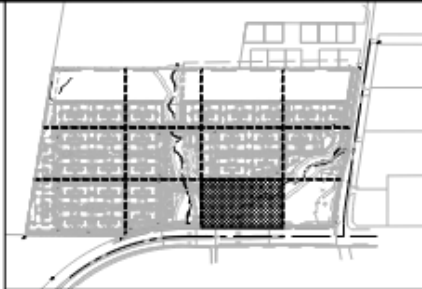
LANDSCAPE PLAN



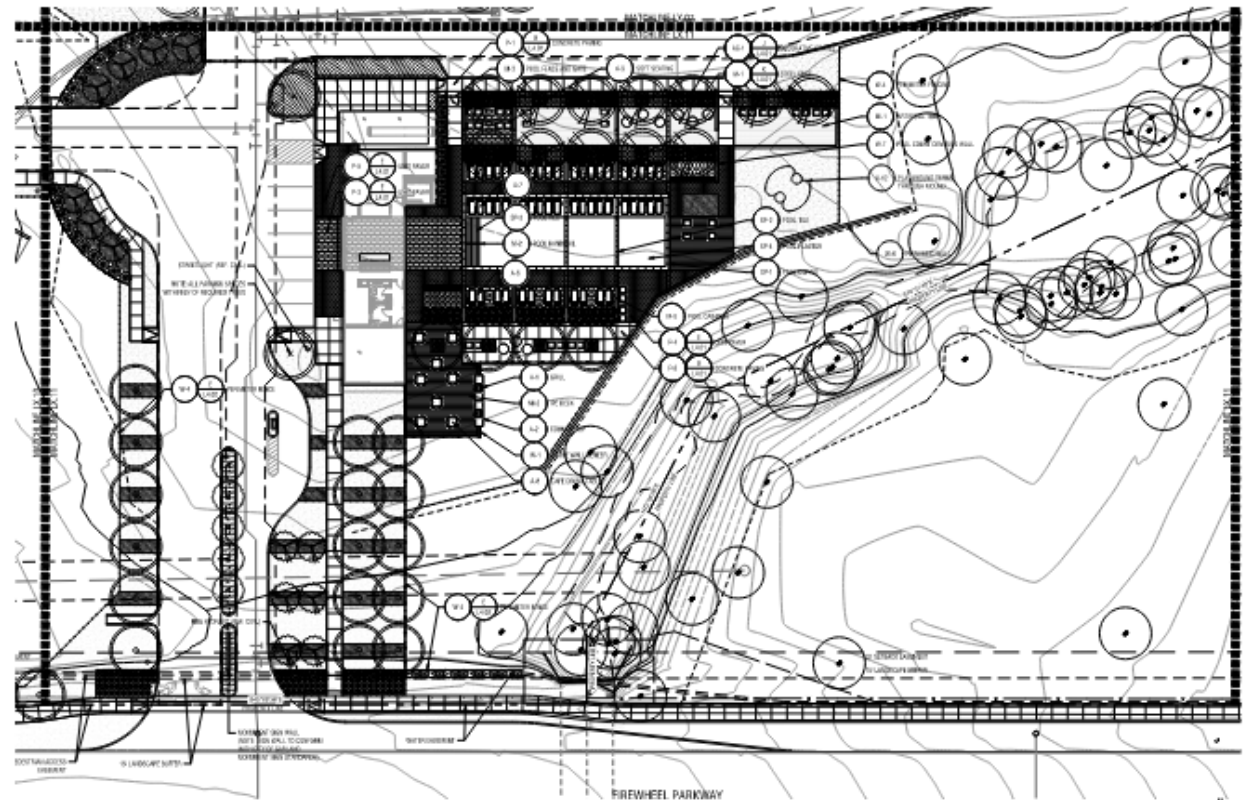
KEY MAP



LANDSCAPE PLAN



KEY MAP



LANDSCAPE PLAN
Scale: 1" = 30'-0"

A

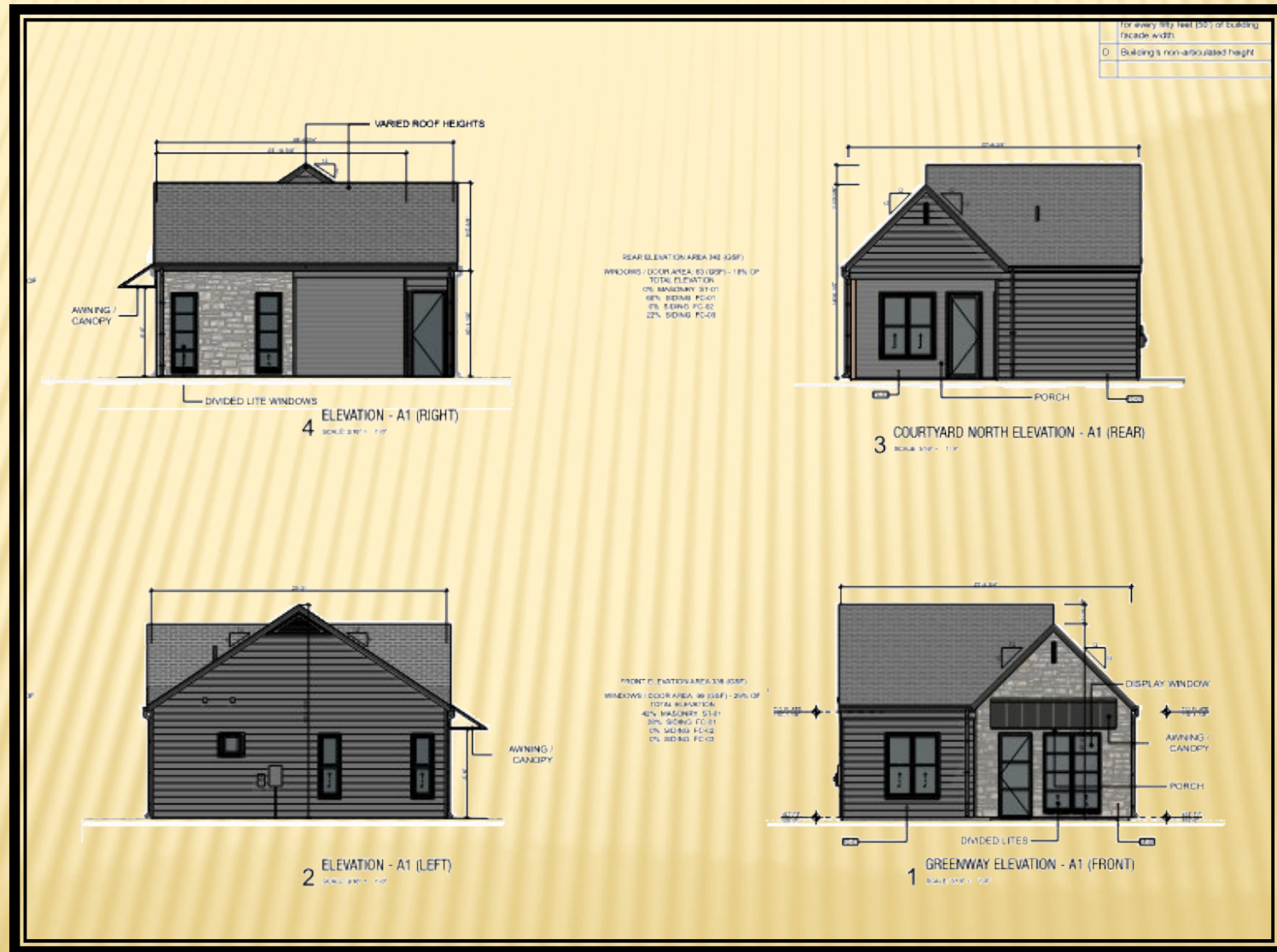


SCREENING



Z 21-62

BUILDING ELEVATIONS



BUILDING ELEVATIONS





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SUMMARY TABLE

Development Standards	Required	Proposed	Analysis
Building Separation	The GDC requires all portions of a multi-family dwelling structure must be a minimum of twenty (20) feet from other multi-family dwelling structures.	The applicant requests a minimum of ten (10) feet.	The proposed layout is single-family style. Therefore, the required twenty (20)-foot setback will not work for their configuration.
Clubhouse	Section 2.39 (I) states that a minimum 3,500 square-foot clubhouse must be constructed on site and made available to all residents.	The site plan (Exhibit C) notes a 2,413 square-foot clubhouse, which includes a fitness center and a business center.	The clubhouse provided accommodates the needs of the residents. Because this is a hybrid residential type that functions like single family, there is both common and private open space that provide an alternative to a larger clubhouse.



PLAN COMMISSION RECOMMENDATION

On March 16, 2022 the Plan Commission, by a vote of six (6) to zero (0), recommended approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses.

In addition, the Plan Commission, by a vote of six (6) to zero (0), recommended approval of a Detail Plan for Multi-Family development.

Z 21-62

Approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses.

Approval of a Detail Plan for Multi-Family development.



GARLAND

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Z 21-29



GARLAND PLANNING REPORT

City Council Regular Session Agenda

11. e.

Meeting Date: 04/19/2022

Item Title: Z 21-62 Provident Realty Advisors - Detail Plan (District 1)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses.

Approval of a Detail Plan for Multi-Family development.

LOCATION

3309 Castle Drive

OWNER

Phyllis Wyrick Patterson

PLAN COMMISSION RECOMMENDATION

On March 16, 2022 the Plan Commission, by a vote of six (6) to zero (0), recommended approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses.

In addition, the Plan Commission, by a vote of six (6) to zero (0), recommended approval of a Detail Plan for Multi-Family development.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses.

Approval of a Detail Plan for Multi-Family development.

BACKGROUND

The subject property is currently unimproved. The applicant proposes multi-family rental housing in a single-family format on Lot 1. Lot 2 is intended for retail development in the future and it would require Detail Plan approval prior to development.

SITE DATA

The overall site consists of approximately 11.5 acres with 475 lineal feet of frontage along Bunker Hill Road. The site plan (Exhibit C) shows two (2) access points from Bunker Hill Road.

CONSIDERATIONS

1. Development and Site Plan

The site plan (Exhibit C) reflects two (2) lots. Lot 1 is intended for 242 multi-family units in a single-family layout. Units are either stand alone or in a duplex format with no more than two units attached. This format coupled with larger, and more windows than otherwise seen in traditional apartments allow for greater amounts of sunlight into each unit. Each unit has independent exterior entries off the main drives situated in an urban streetscape manner. The garages have been pulled off the main drive to provide a more walkable and inviting environment for the residents. Moreover, each unit has a private galvanized wire mesh fence from the “pod’s” larger communal green common areas. Each “Pod” will consist of nine (9) units.

The applicant contends this development offers an alternative to conventional housing options. Since the development is all one lot of record, all the grounds and buildings will be owned and maintained by property management. In addition, leisure areas, pod parks, clubhouse and swimming pool will be provided on the property.

Lot 2 is intended for retail development and is subject to future Detail Plan approval through the Public Hearing process.

2. Building Separation

The GDC requires all portions of a multi-family dwelling structure must be a minimum of twenty (20) feet from other multi-family dwelling structures. The applicant requests a minimum of ten (10) feet. The proposed layout is single-family style. Therefore, the required twenty (20)-foot setback will not work for their configuration.

3. Parking

The GDC parking requirements are met with this proposal. Additionally, each attached unit has direct access to a garage which leaves two remaining garages, one provided to the detached one-bedroom, and the remaining available for rent by any others.

4. Amenities

- **Clubhouse:** Section 2.39 (I) states that a minimum 3,500 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 2,413 square-foot clubhouse, which includes a fitness center and a business center.
- **Swimming Pool:** One swimming pool having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. The applicant proposes a resort-style swimming pool with 1,457 square feet of surface water.
- **Leisure Areas:** One leisure area having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each multi-family development. The applicant will comply with this requirement by providing a common leisure area, dog park and two (2) pickle ball courts. In addition, twenty-four (24) pod parks are reflected on the site plan (Exhibit C), these pad parks are intended to be passive space to allow for flexibility in programming as the residents who back up to it wish. Seating will be provided within the linear green meandering walkways.

5. Dwelling unit/mix

The submittal materials indicate compliance with the required unit size and mix. More specifically: Minimum dwelling unit size.

Required one-bedroom: 650 square feet

Proposed: 653-779 square feet

Number of units: 77

Minimum dwelling unit size.

Required two-bedroom: 800 square feet

Proposed: 938-1062 square feet

Number of units: 107

Minimum dwelling unit size.

Required three-bedroom: 950 square feet

Proposed: 1243 square feet

Number of units: 58

6. Screening and Landscaping

The landscape plan (Exhibit D) complies with the applicable screening and landscaping standards per the GDC. The applicant proposes a masonry screening wall and ornamental metal fence along Castle Drive and an ornamental metal fence along Firewheel Parkway. In addition, an acoustics wall is proposed to the northeast of the property along with a 200-foot wide open space along the northeast perimeter between the properties. This land will remain undeveloped and will be used to mitigate a noise from the adjacent development.

7. Building Design

The building design complies with the architectural elements and articulation requirements of the GDC.

8. Signage

No deviations were requested regarding signage.

9. Summary of Deviations

The applicant requests to deviate from Chapter 2 of the GDC. The table below indicated the deviations are as proposed.

Development Standards	Required	Proposed	Analysis
Building Separation	The GDC requires all portions of a multi-family dwelling structure must be a minimum of twenty (20) feet from other multi-family dwelling structures.	The applicant requests a minimum of ten (10) feet.	The proposed layout is single-family style. Therefore, the required twenty (20)-foot setback will not work for their configuration.
Clubhouse	Section 2.39 (I) states that a minimum 3,500 square-foot clubhouse must be constructed on site and made available to all	The site plan (Exhibit C) notes a 2,413 square-foot clubhouse, which includes a fitness center and a business center.	The clubhouse provided accommodates the needs of the residents. Because this is a hybrid residential type that functions like single family, there is both common and private open space that provide

	residents.		an alternative to a larger clubhouse.
--	------------	--	---------------------------------------

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Compact Neighborhoods. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. This proposal is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The area to the north is zoned Agricultural (AG) District with a Specific Use Provision (S 77-17) for a Landfill Use. The property to the northeast is zoned Agricultural (AG) District with a Specific Use Provision (S 85-104) and the site currently contains a concrete crushing/recycling facility. The properties to the south, across Castle Drive, are in the City of Rowlett. The property to the west, across Firewheel Parkway, are zoned Planned Development (PD) District 09-06 for Community Retail Uses and Planned Development (PD) District 12-43 for Single-Family-7 (SF-7) Uses; these properties are developed with single-family houses. The remainder of the portion is vacant.

Attachments

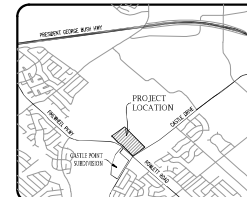
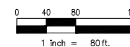
- Z 21-62 Provident Realty Advisors Attachments (Detail Plan)
 - Z 21-62 Provident Realty Advisors Responses
 - Z 21-62 Staff Presentation
-



0 260 520 Feet
1 inch = 391 feet

ZONING MAP Z 21-62

 INDICATES AREA OF REQUEST



LOCATION MAP

Legend

-  Firelane
 6" Masonry Screening Fence
 Wrought Iron Fence
 Retaining Wall
 Power Pole
 Fire Hydrant

Note: Per the Thoroughfare Plan, Castle Drive is programmed to be expanded in the future. Per the GDC, Section 3.4.7, the developer shall pay additional roadway impact fees to pay for the construction cost of one-half of the roadway improvements adjacent to their property, not to exceed the developer's proportional share.

EXHIBIT C
PD SITE PLAN - OVERALL
CITY CASE #210504-1

parcHAUS GARLAND

35.787 Acres/1,558,861 Sq. Ft.
SITUATED IN THE R. CRIST SURVEY, ABSTRACT No. 225
CITY OF GARLAND, DALLAS COUNTY, TEXAS

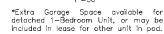
<u>ENGINEER/SURVEYOR</u>	<u>APPLICANT</u>	<u>OWNER</u>
Spars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Mike Martinie, P.E.	Provident Realty Advisors 10210 N Central Expwy, Suite 300 Dallas, TX 75231 Phone 972-385-4183 Contact: Glenn Lanier	Phyllis Wyrick 103 Buckeye Trail West Lake Hills, TX 78746

Sheet 1 of 3 Scale: 1"=80' March-22 SEI Job No. 21-020

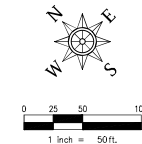


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CITY OF GARLAND

Lot 1, Block A
32.576 Acres
(1,419,027 Sq. Ft.)



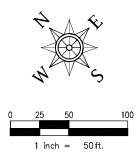
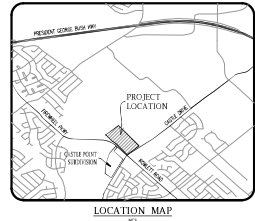
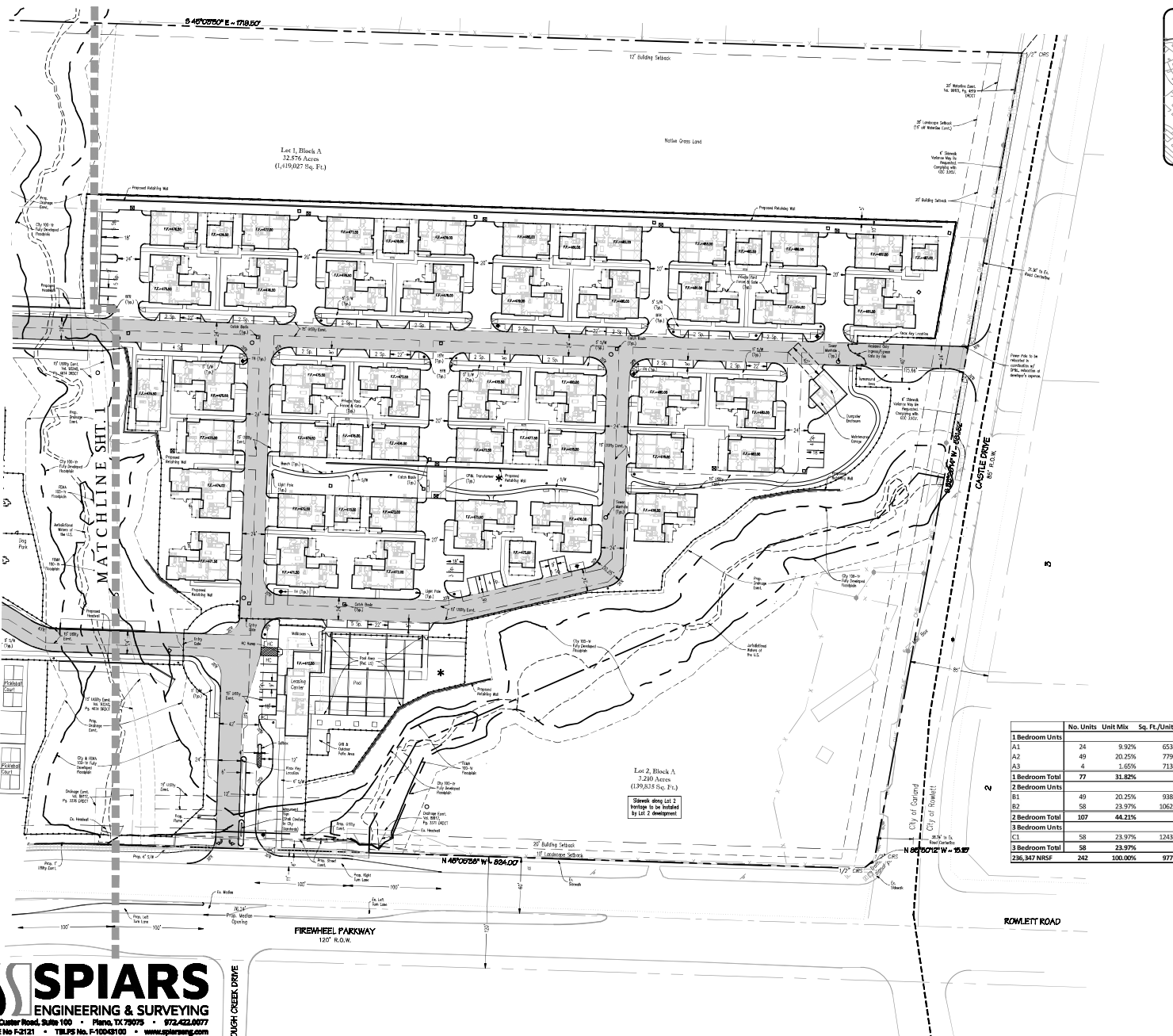
Legend

-
- Firelane
 Public Sidewalk
 6" Masonry Screening Fence
 Wrought Iron Fence
 Retaining Wall
 Activity Node that will be designed and intended to promote community social interaction.
 Power Pole
 Fire Hydrant

SITE DATA	Lot 1	Lot 2
Ex. Zoning	Agriculture (AG)	Agriculture (AG)
Prop. Zoning	Planned Development (PD)/M ¹	Planned Development (PD)
Proposed Use	Multi-family	Community Retail
Lot Area	32,576 Ac.: (1,419,027 Sq. Ft.)	3,210 Ac. (139,835 Sq. Ft.)
Prop. Building Setbacks		
Front (Firewheel Hwy)	20'	20'
Front (Castle Drive)	20'	20'
Side (Northeast)	12'	
Side (Southwest)	12'	
Rear (Northwest)	12'	
Prop. Landscape Setbacks		
Front (Firewheel Hwy)	10'	10'
Front (Castle Drive)	35'	35'
Amenity Building		
To Building Exterior With Porch (Area Under Roof)	2413 Gross Sq. Ft.	
Conditioned Area to Interior of Face of Wall	3560 Gross Sq. Ft.	
	2262 Net Sq. Ft.	
Building Types	No. Units	Average Areas (Net Sq. Ft.)
Amenity Building (Net)	-	2,262
Maintenance Building	77	345
1 Bedroom Units	307	
2 Bedroom Units	307	See unit mix table this sheet
3 Bedroom Units	58	
Total:	242	
Lot Coverage	17.3% based upon Gross Sq. Ft.	
Floor Area Ratio	0.234 based upon Gross Sq. Ft.	
Max. Pop. Building Height	30'	
Density (Less Floodplain)	8.02 Units/Ac.	
Pool Surface Area	1457 Sq. Ft.	
Parking Required	Spaces/Unit	Spaces
1 Bedroom Units + 77	1.50	116
2 Bedroom Units + 107	2.00	216
3 Bedroom Units + 58	2.00	116
Leasing Office (1-100)	-	8
Total:	-	454
Covers 1 Parking Req. (50%)	-	227
Parking Provided	Spaces	
Uncovered/Open	194	
Attached Garage	263	
Leasing Office	8	
Total:	465	
Impervuous Area	510,885 Sq. Ft. (36.2% of Lot Area)	

35.787 Acres/1,558,861 Sq. Ft.
SITUATED IN THE R. CRIST SURVEY, ABSTRACT No. 225
CITY OF GARLAND, DALLAS COUNTY, TEXAS

<u>ENGINEER/SURVEYOR</u>	<u>APPLICANT</u>	<u>OWNER</u>
Spars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Mike Martinie, P.E.	Provident Realty Advisors 10210 N Central Expressway, Suite 300 Dallas, TX 75231 Phone 972-385-4183 Contact: Glenn Lanier	Phyllis Wyrick 103 Buckeye Trail West Lake Hills, TX 78746



- Legend**
- Firelane
 - Public Sidewalk
 - 6" Masonry Screening Fence
 - Wrought Iron Fence
 - Retaining Wall
 - Activity Node that will be designed & intended to promote community social interaction.
 - Power Pole
 - Fire Hydrant

Note: For the Thoroughfare Plan, Castle Drive is programmed to be expanded in the future. For the QDC, Section 3.47, the developer shall pay additional roadway impact fees to pay for the construction cost of one-half of the road improvements adjacent to their property, not to exceed the developer's proportional share.

SITE DATA		Lot 1		Lot 2	
Ex. Zoning		Agriculture (AG)		Agriculture (AG)	
Prop. Zoning		Planned Development (PD/NR)		Planned Development (PD/OR)	
Proposed Use		Multifamily		Community/Retail	
Lot Area		32,576 Ac. (1,419,027 Sq. Ft.)		3,210 Ac. (139,835 Sq. Ft.)	
Prop. Building Setbacks					
Front (Firewheel Pkwy)		20'		20'	
Front (Castle Drive)		20'		20'	
Side (Northeast)		12'			
Side (Southwest)		12'			
Rear (Northwest)		12'			
Prop. Landscape Setbacks					
Front (Firewheel Pkwy)		10'		10'	
Front (Castle Drive)		35'		35'	
Amenity Building					
To Building Exterior		2413	Gross Sq. Ft.		
With Porch (Area Under Roof)		3550	Gross Sq. Ft.		
Conditioned Area to Interior of Face of Wall		2262	Net Sq. Ft.		
Building Types		No. Units	Average Area (Net Sq. Ft.)		
Amenity Building (Net)		-	2,362		
Maintenance Building		-	345		
1 Bedroom Units		77			
2 Bedroom Units		107	See unit mix table this sheet		
3 Bedroom Units		58			
Total:		242			
Lot Coverage		17.1%	based upon Gross sq. Ft.		
Floor Area Ratio		0.234	based upon Gross sq. Ft.		
Max. Prop. Building Height		30'			
Density (Less Floodplain)		8.02	Units/Ac.		
Pool Surface Area		1457	Sq. Ft.		
Parking Required:		Spaces/Unit	Spaces		
1 Bedroom Units = 77		1.50	116		
2 Bedroom Units = 107		2.00	214		
3 Bedroom Units = 58		2.00	116		
Leasing Office (1,300)		-	8		
Total:		-	454		
Covered Parking Req. (50%)		-	227		
Parking Provided		Spaces			
Uncovered/Open		194			
Attached Garage		263			
Leasing Office		8			
Total:		465			
Impervious Area		510,885 Sq. Ft. (36.0% of Lot Area)			

	No. Units	Unit Mix	Sq. Ft./Unit
1 Bedroom Units			
A1	24	9.92%	603
A2	49	20.25%	779
A3	4	1.65%	713
2 Bedroom Units			
B1	49	20.25%	938
B2	58	23.97%	1062
3 Bedroom Units			
C1	58	23.97%	1243
C2	58	23.97%	1243
236,347 NRSF			
242			
100.00%			
977			

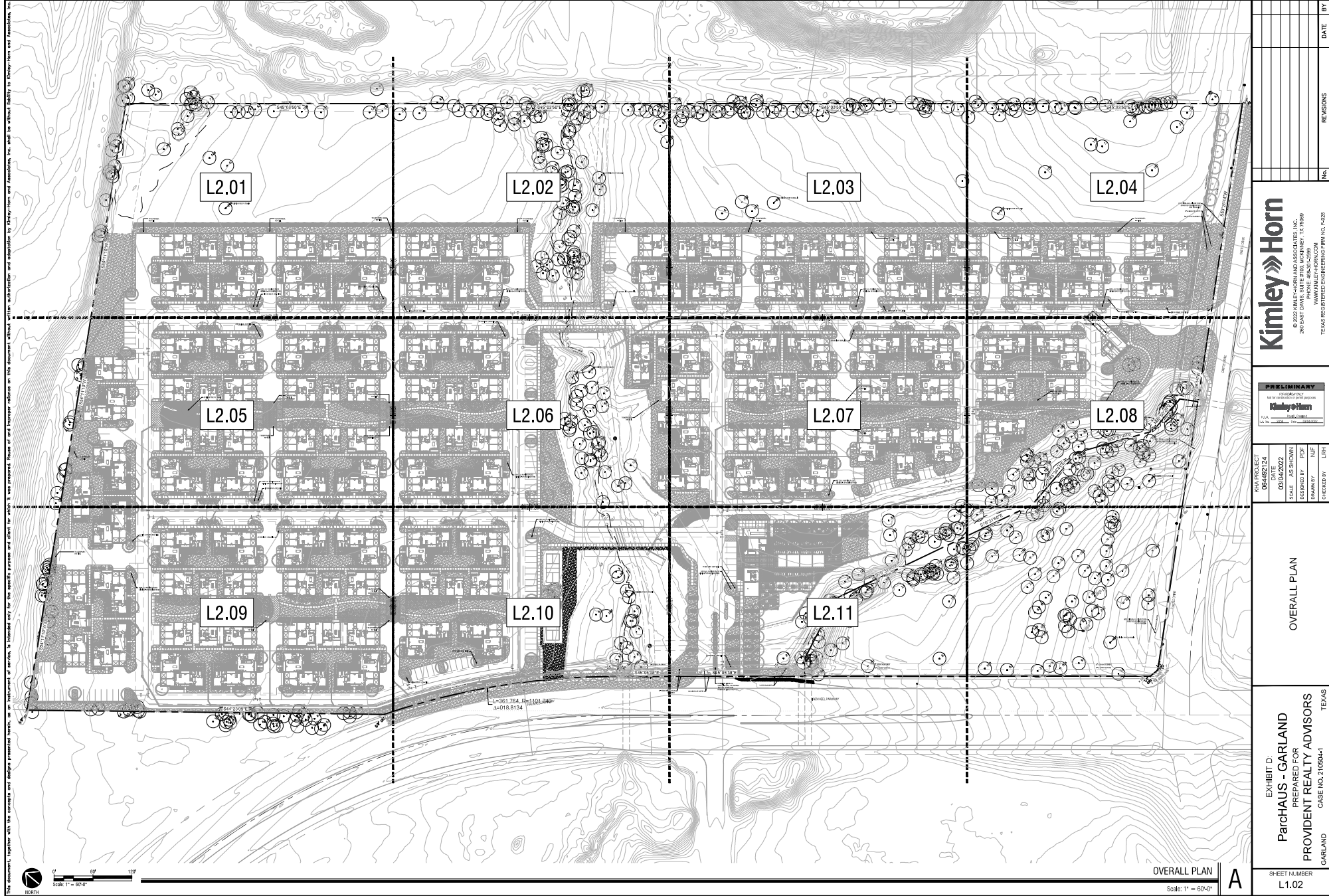
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Piano, TX 75075	Dallas, TX 75231	West Lake Hills, TX 78746
Telephone: (972) 422-0077	Phone: 972-385-4183	Phone: XXX-XXX-XXXX
TIPE No. F-2121	Contact: Glenn Lonier	
Contact: Mike Martinie, P.E.		

SPIARS
ENGINEERING & SURVEYING
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TIPE No. F-2121 • TBLPS No. F-100-0100 • www.spiars.com

EXHIBIT D



Kimley»Horn
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260 EAST DAVIS, SUITE #100, MCKINNEY, TX 75069
PHONE: 469-301-2599
WWW.KIMLEY-HORN.COM

FILE	COMMON / HISTORICAL NAME	ORIG.	FILE	SPACING	QTY	REMARKS
	Color Disk / Discus colorata	2" x 1"	12" x 1"	At 30cm	58	RARE, NURSERY GROWN, MATCHED, FILE, WELL-RESEARCHED, STRONG CONTROL, LEADER, 7' CLEAR AT 10' BENCHES
	Feeling Tree / Feeling tree	-	-	-	4	100% BUSH TO 10' BENCHES
	Lambert Olive / Olive parvifolia	2" x 1"	12" x 1"	At 30cm	41	RARE, NURSERY GROWN, MATCHED, FILE, WELL-RESEARCHED, STRONG CONTROL, LEADER, 7' CLEAR AT 10' BENCHES
	Lily Tree (Small) Southern Magnolia / Magnolia parvifolia 'Lily Tree'	65 pds	8" x 10"	At 30cm	49	RARE, NURSERY GROWN, MATCHED, FILE, WELL-RESEARCHED, STRONG CONTROL, LEADER
	Lily Oak / Quercus virginica	2" x 1"	12" x 1"	At 30cm	63	RARE, NURSERY GROWN, MATCHED, FILE, WELL-RESEARCHED, STRONG CONTROL, LEADER, 7' CLEAR AT 10' BENCHES
	New York Oak / Quercus / Quercus	2" x 1"	12" x 1"	At 30cm	24	RARE, NURSERY GROWN, MATCHED, FILE, WELL-RESEARCHED, MATCH TO FORM
	Shamrock Oak / Quercus / Quercus	2" x 1"	12" x 1"	At 30cm	79	RARE, NURSERY GROWN, MATCHED, FILE, WELL-RESEARCHED, STRONG CONTROL, LEADER, 7' CLEAR AT 10' BENCHES
	Texas Red Oak / Quercus laevis	2" x 1"	12" x 1"	At 30cm	34	RARE, NURSERY GROWN, MATCHED, FILE, WELL-RESEARCHED, STRONG CONTROL, LEADER, 7' CLEAR AT 10' BENCHES
CONTAINER TREES						
FILE	COMMON / HISTORICAL NAME	ORIG.	FILE	SPACING	QTY	REMARKS
	Chickadee / Chickadee	65 pds	8" x 10"	At 30cm	58	CONTAINER, NURSERY GROWN, MATCHED, FILE, WELL-RESEARCHED, MATCH TO FORM
	Forest Honey / Chickadee Honey	65 pds	8" x 10"	At 30cm	15	CONTAINER, NURSERY GROWN, MATCHED, FILE, WELL-RESEARCHED, MATCH TO FORM (20%)
	Parrotbush Holly / Holly	65 pds	8" x 10"	At 30cm	50	CONTAINER, NURSERY GROWN, MATCHED, FILE, WELL-RESEARCHED, MATCH TO FORM (20%)
	Texas Redwood / Quercus / Quercus	65 pds	8" x 10"	At 30cm	21	CONTAINER, NURSERY GROWN, MATCHED, FILE, WELL-RESEARCHED
SHRUBS						
FILE	COMMON / HISTORICAL NAME	ORIG.	FILE	SPACING	QTY	REMARKS
	Big Blue / Laurel / Longmoss / Laurel	1" x 1"	12" x 12"	10' OC	4,180	CONTAINER, NURSERY GROWN, MATCHED AND WELL POOD
	David's Palmetto / Palmetto / Palmetto / Palmetto	3" x 1"	24" x 18"	20' OC	94	CONTAINER, NURSERY GROWN, MATCHED AND WELL POOD
	David's Oak / Laurel / Longmoss / Laurel	3" x 1"	24" x 18"	20' OC	288	CONTAINER, NURSERY GROWN, MATCHED AND WELL POOD
	David's Yucca / Yucca / Yucca / Yucca	3" x 1"	24" x 18"	20' OC	482	CONTAINER, NURSERY GROWN, MATCHED AND WELL POOD
	High Blue / Laurel / Longmoss / Laurel	1" x 1"	12" x 12"	10' OC	1,066	CONTAINER, NURSERY GROWN, MATCHED AND WELL POOD
	Gold / Laurel / Longmoss / Laurel	3" x 1"	24" x 18"	20' OC	141	CONTAINER, NURSERY GROWN, MATCHED AND WELL POOD
	Gold / Laurel / Longmoss / Laurel	3" x 1"	24" x 18"	20' OC	194	CONTAINER, NURSERY GROWN, MATCHED AND WELL POOD
	Green / Laurel / Longmoss / Laurel	3" x 1"	24" x 18"	20' OC	413	CONTAINER, NURSERY GROWN, MATCHED AND WELL POOD
	Gold / Laurel / Longmoss / Laurel	3" x 1"	24" x 18"	20' OC	738	CONTAINER, NURSERY GROWN, MATCHED AND WELL POOD
	Lily / Laurel / Longmoss / Laurel	3" x 1"	24" x 18"	20' OC	59	CONTAINER, NURSERY GROWN, MATCHED AND WELL POOD
	Malibu / Laurel / Longmoss / Laurel	3" x 1"	24" x 18"	20' OC	1,202	CONTAINER, NURSERY GROWN, MATCHED AND WELL POOD
	Malibu / Laurel / Longmoss / Laurel	3" x 1"	24" x 18"	20' OC	454	CONTAINER, NURSERY GROWN, MATCHED AND WELL POOD
	Malibu / Laurel / Longmoss / Laurel	3" x 1"	24" x 18"	20' OC	3,125	CONTAINER, NURSERY GROWN, MATCHED AND WELL POOD
	Malibu / Laurel / Longmoss / Laurel	15 pds	5" x 12"	40' OC	52	CONTAINER, NURSERY GROWN, MATCHED AND WELL POOD
	Red Yucca / Yucca / Yucca / Yucca	3" x 1"	24" x 18"	20' OC	110	CONTAINER, NURSERY GROWN, MATCHED AND WELL POOD
	Red / Laurel / Longmoss / Laurel	3" x 1"	24" x 18"	20' OC	1,865	CONTAINER, NURSERY GROWN, MATCHED AND WELL POOD
	Red / Laurel / Longmoss / Laurel	3" x 1"	24" x 18"	20' OC	285	CONTAINER, NURSERY GROWN, MATCHED AND WELL POOD
	Shamrock / Laurel / Longmoss / Laurel	3" x 1"	24" x 18"	20' OC	312	CONTAINER, NURSERY GROWN, MATCHED AND WELL POOD
	Texas / Laurel / Longmoss / Laurel	3" x 1"	24" x 18"	20' OC	568	CONTAINER, NURSERY GROWN, MATCHED AND WELL POOD
	Water / Laurel / Longmoss / Laurel	3" x 1"	24" x 18"	20' OC	510	CONTAINER, NURSERY GROWN, MATCHED AND WELL POOD
GROUND COVERS						

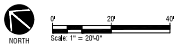
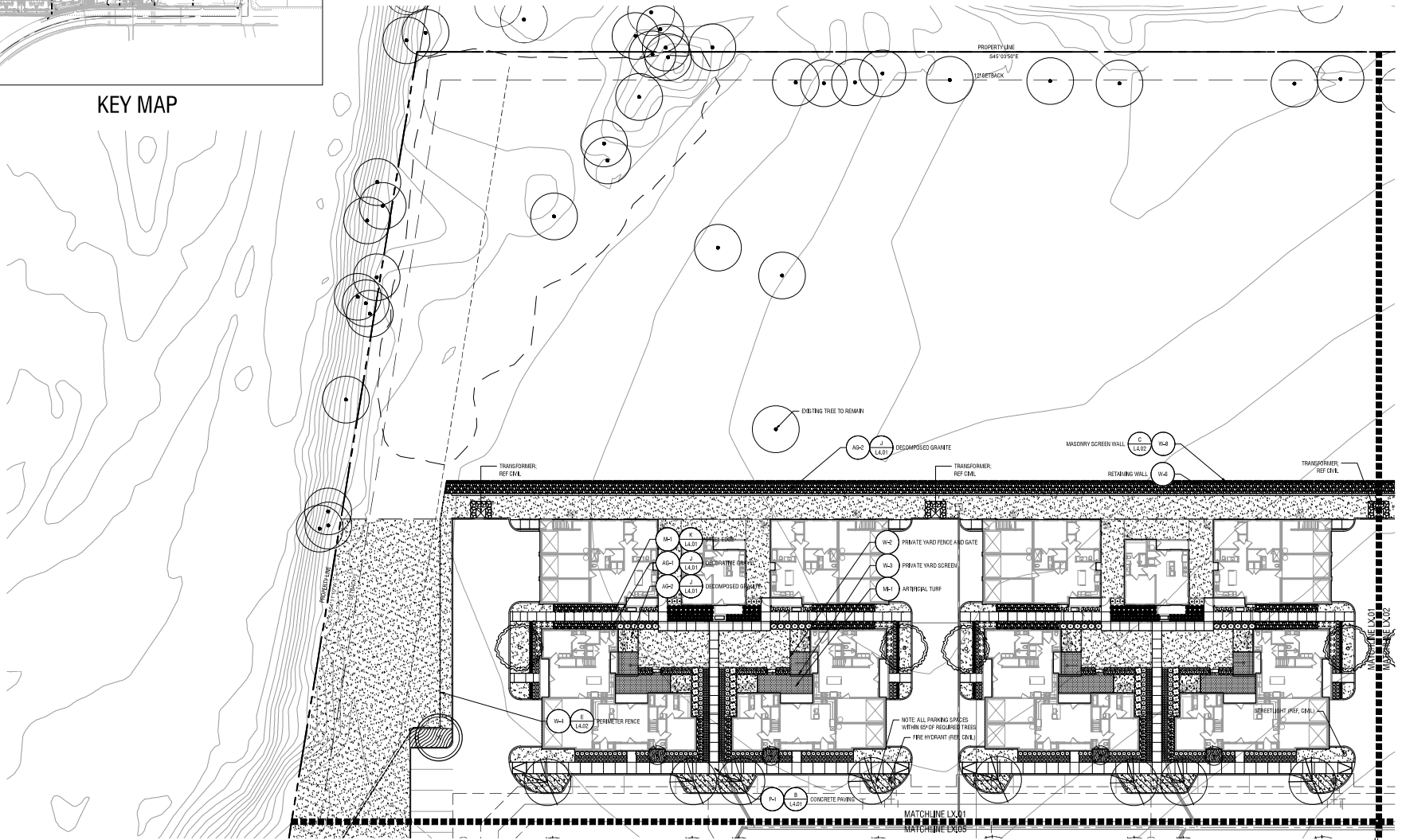
NOTE: PLANTS ARE SPECIFIED BY HEIGHT, SPREAD, AND CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

SITE: 32.76 ACRES (1,427.026 SF)	REQUIRED	PROPOSED
TOTAL LANDSCAPE: 40% MIN. LANDSCAPE (PLANTINGS, TURF AREAS, OPEN SPACE, POOL, OUTDOOR RECREATION)	40% / 570,810 SF	44.7% / 639,245 SF
		OPEN SPACE / AMENITY ZONES 1. LINEAR PARKS: 59,280 SF 2. POOL COURT / AMENITY DECK: 18,118 SF 3. LEISURE AREA: MIN. AREA 1,000 SF (OUTDOOR KITCHEN): 1,120 SF 4. CREEKSIDE (DOG PARK, PICKLE BALL OPEN SPACE): 31,237 SF 5. POD PARKS (24 @ 3471 SF EACH): 83,304 SF 6. CREEKSIDE SOUTH (NORTH OF CASTLE DRIVE): 20,162 SF 7. 10' CASTLE DRIVE LANDSCAPE BUFFER: 9,483 SF 8. 15' FIREWHEEL LANDSCAPE BUFFER: 3,867 SF 9. NORTH PROPERTY LINE OPEN SPACE: 22,663 SF 10. 200' LANDSCAPE EASEMENT ZONE: 282,049 SF 11. CREEK ZONE: 87,942 SF TOTAL: 639,245 SF (44.79%)
BUFFER REQUIREMENT: WIDTH: SEE BELOW 1 TREE PER 30 LF 7 SHRUBS PER 30 LF TURF MAX 75% FIREWHEEL PARKWAY LANDSCAPE BUFFER: 15' WIDTH REQ. 653 TOTAL LF 614 LF (WITH DRIVES LF REMOVED) 614/30 = 21 X 1.5 = 31.5 TREES 614/30 = 21 X 7 = 147 X 1.5 = 221 SHRUBS TOTAL SF: 8,133 SF (614' X 15') TURF MAX 75%: 6,849 SF (614' x .75)	FIREWHEEL PARKWAY 10 FT WIDTH 32 TREES 237 SHRUBS TURF MAX 75% / 6,849 SF	FIREWHEEL PARKWAY 10 FT WIDTH *22 TREES 237 SHRUBS TURF MAX 75% / 6,849 SF
CASTLE DRIVE LANDSCAPE BUFFER: 35' WIDTH REQ. 464 TOTAL LF 433 LF (WITH DRIVES AND UNDEVELOPED LAND LF REMOVED) 433/30 = 15 TREES 433/30 = 15 X 7 = 105 SHRUBS TOTAL SF: 15,237 SF (433 X 35') TURF MAX 75%: 11,427 SF (433' x .75)	CASTLE DRIVE 35 FT WIDTH 15 TREES 105 SHRUBS TURF MAX 75% / 11,427 SF	CASTLE DRIVE 35 FT WIDTH 15 TREES 105 SHRUBS TURF MAX 75% / 11,427 SF
PARKING LANDSCAPE REQUIREMENT: 5% PARKING LOT AREAS TO BE PLANTED	105,176 SF TOTAL PARKING LOT (INCLUDING ROADS WITH PARALLEL SPACES): 5280 SF (5%) PLANTING REQUIRED	14927 SF (14.19%) PLANTING PROVIDED
1 TREE AND LANDSCAPE ISLAND PER TERMINUS OF ALL PARKING LOT ROWS	30 TOTAL ROWS X 2 TREES 60 PARKING ISLAND TREES REQUIRED	60 PARKING ISLAND TREES PROVIDED
1 LARGE CANOPY TREE REQUIRED FOR EVERY 10 PARKING SPACES (206 PARKING SPACES)	206 PARKING SPACES 21 PARKING LOT TREES REQUIRED	21 PARKING LOT TREES PROVIDED
1 TREE EVERY 65' OF PARKING: REQUIRED	1 TREE EVERY 65' OF PARKING: REQUIRED	1 TREE EVERY 65' OF PARKING: PROVIDED
PARKING SCREEN: N/A	PARKING SCREEN: N/A	PARKING SCREEN: N/A

* NOTE: TREES ALONG FREWHEEL PARKWAY TO BE UPSIZED TO 5 INCH CALIPER TREES TO MEET DESIRED TREE REQUIREMENT.



KEY MAP



LANDSCAPE PLAN
Scale: 1" = 20'-0"

EXHIBIT D



KEY MAP

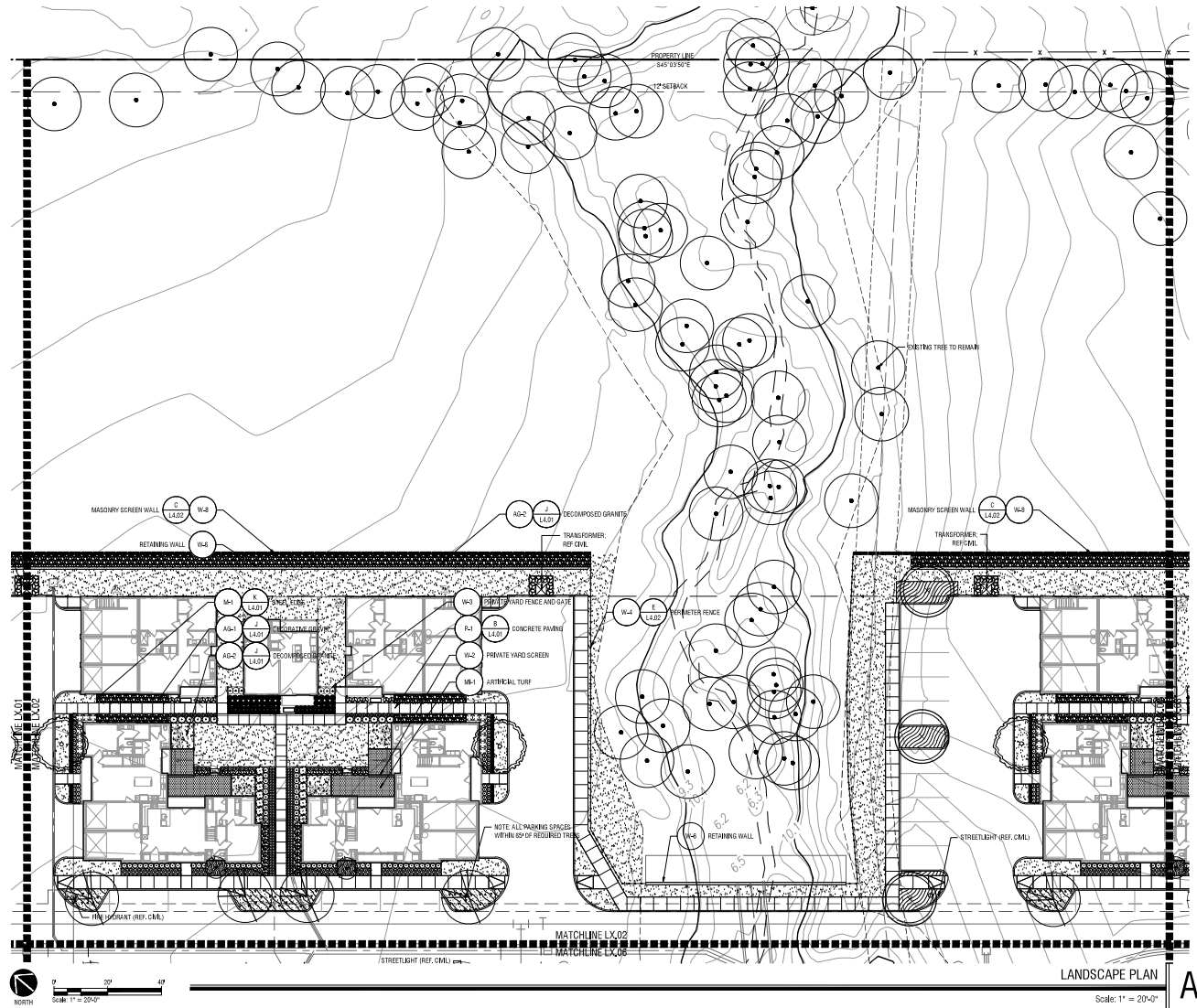
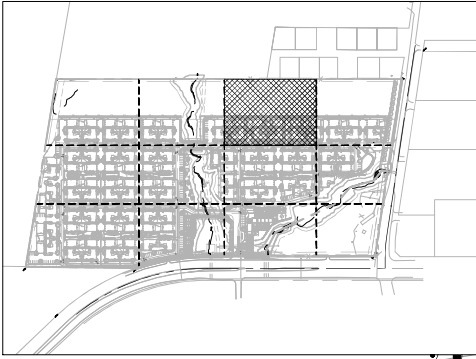
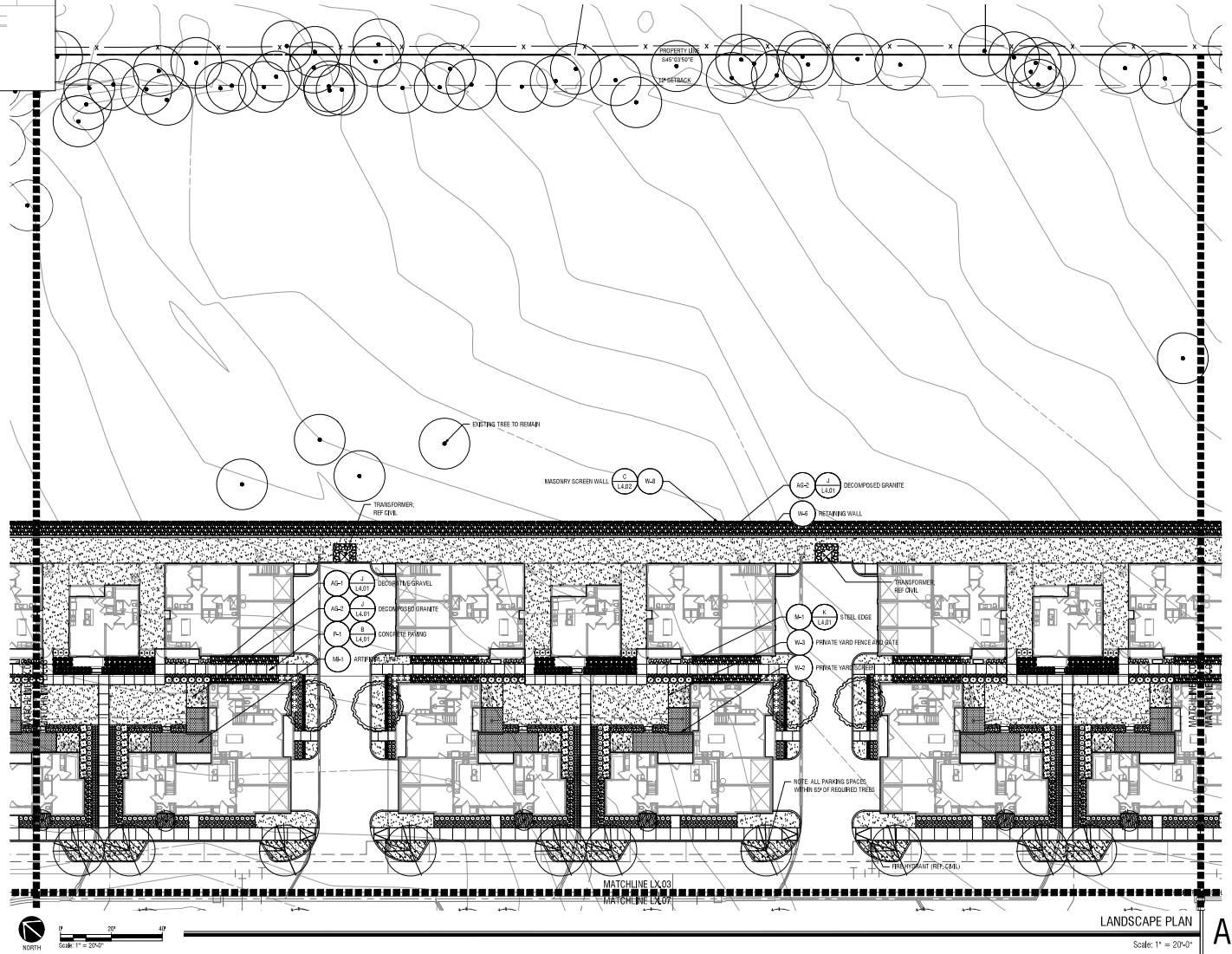


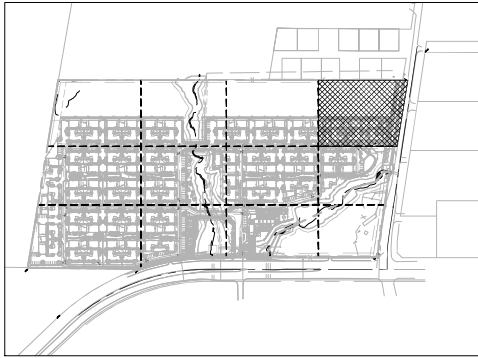
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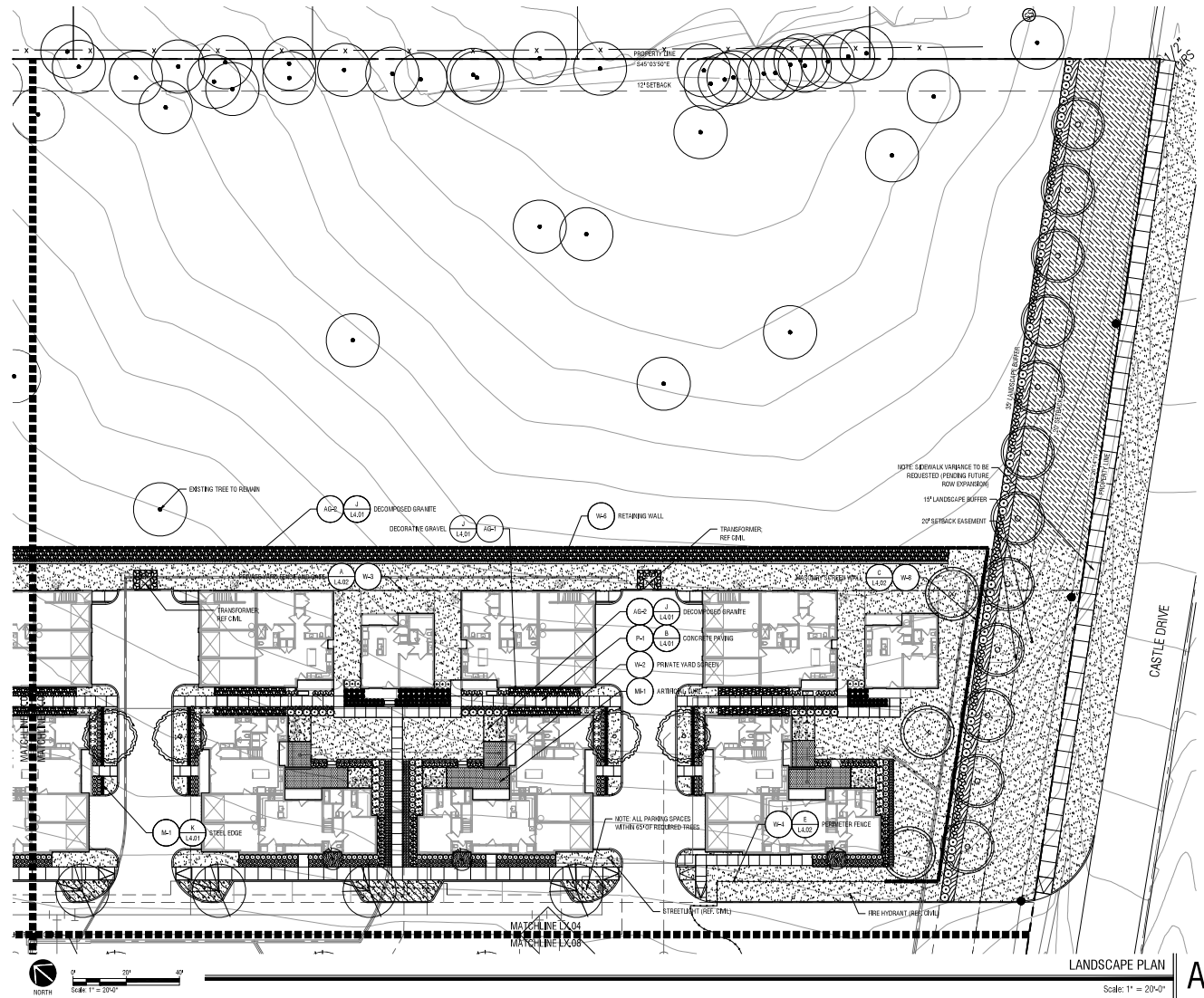
KEY MAP



LANDSCAPE FLAIN

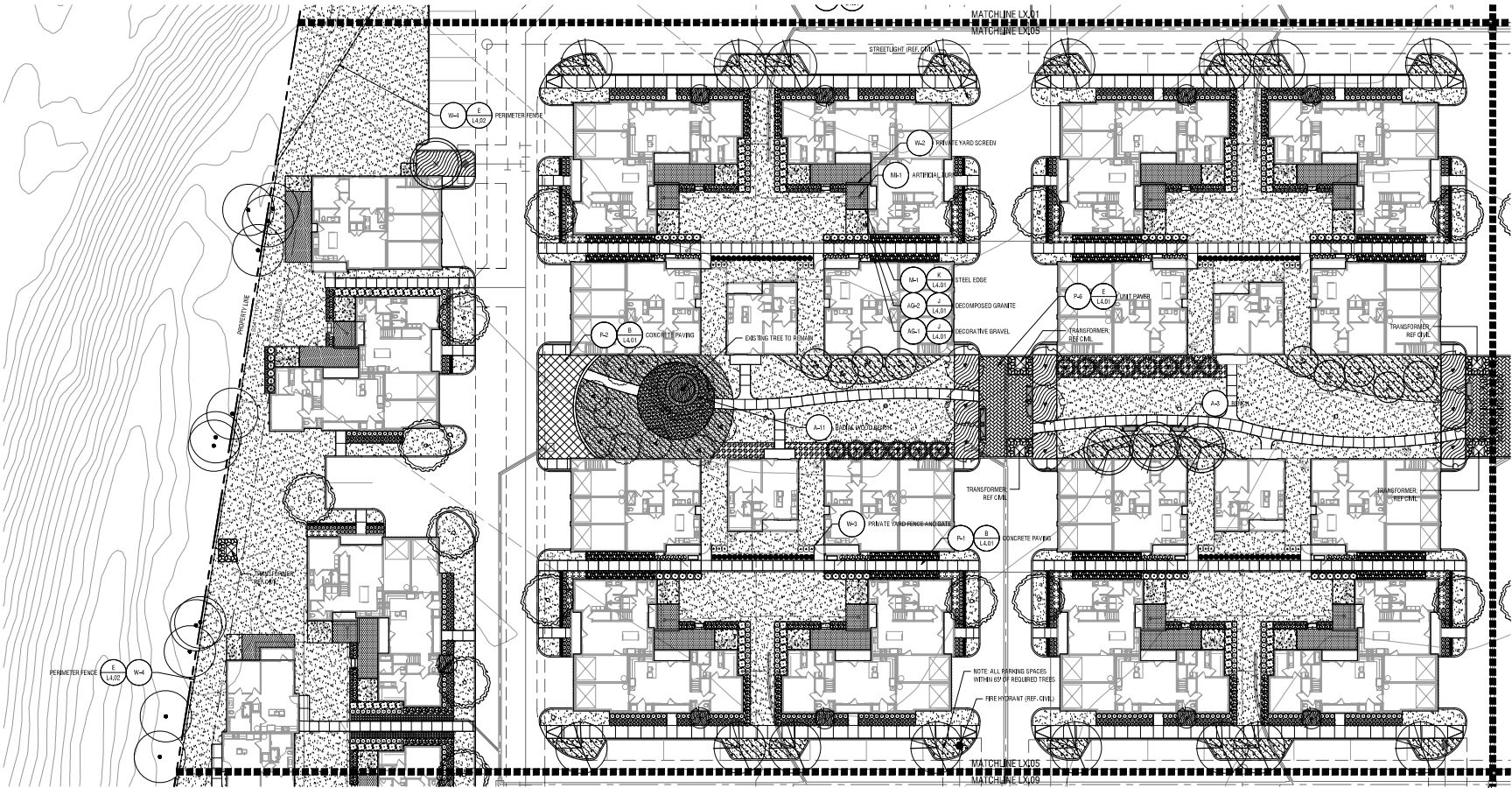


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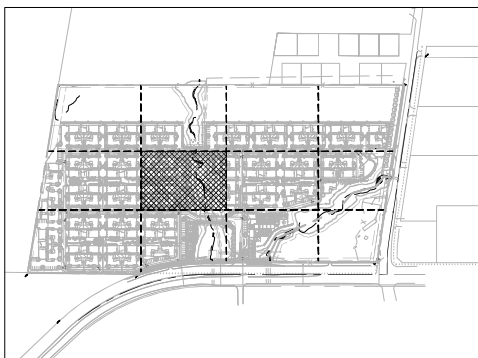




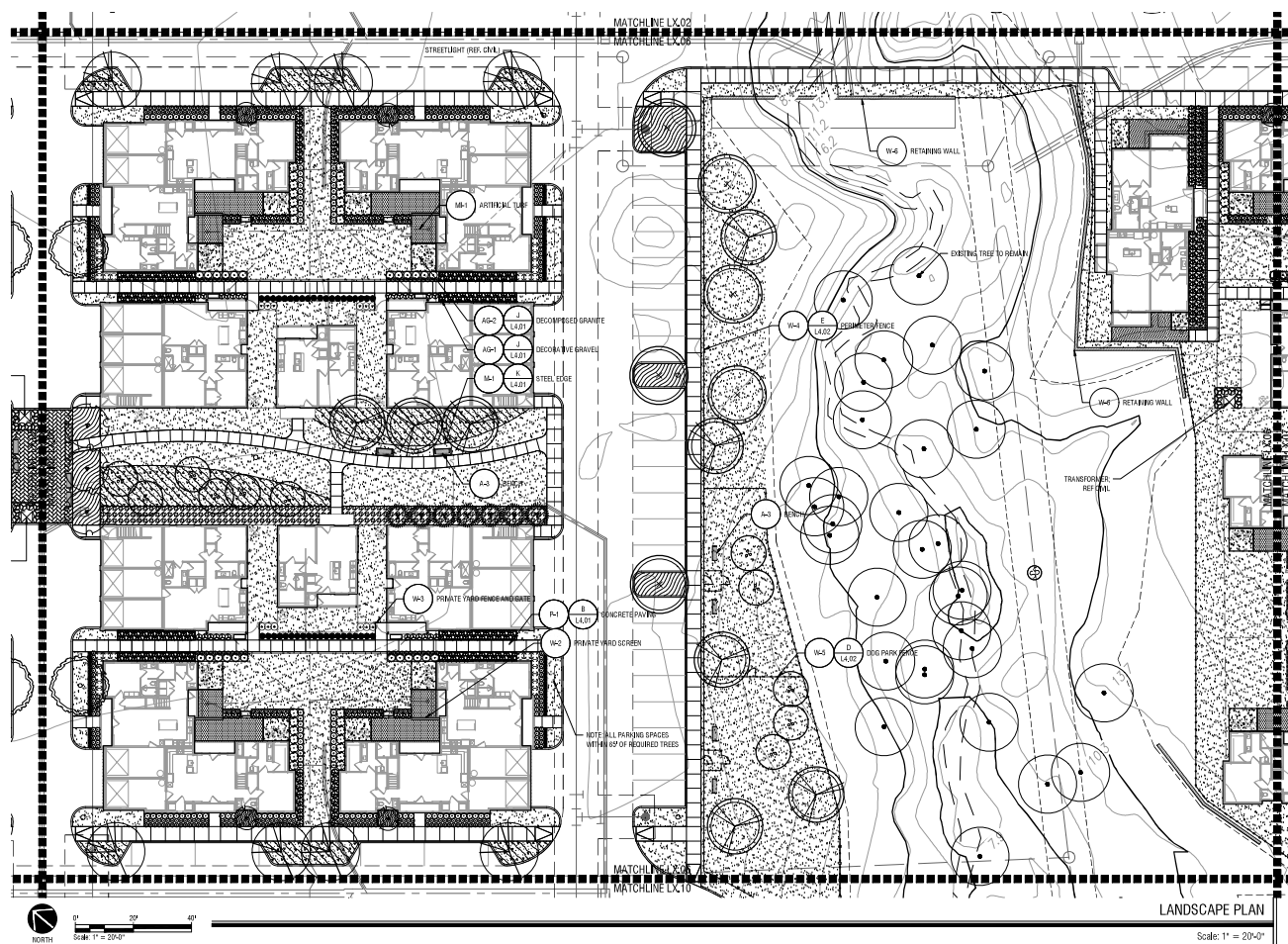
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LANDSCAPE PLAN



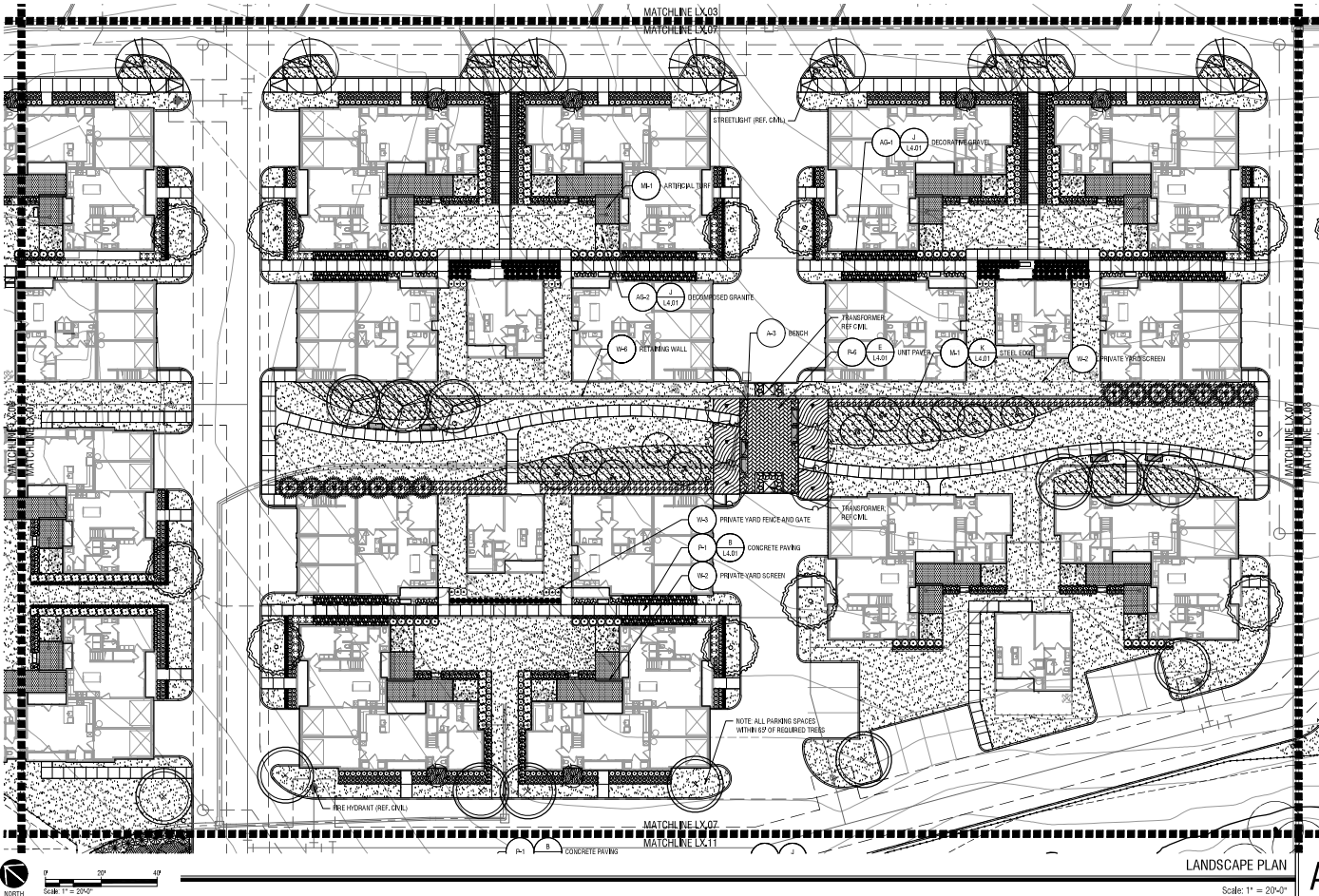
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LANDSCAPE PLAN

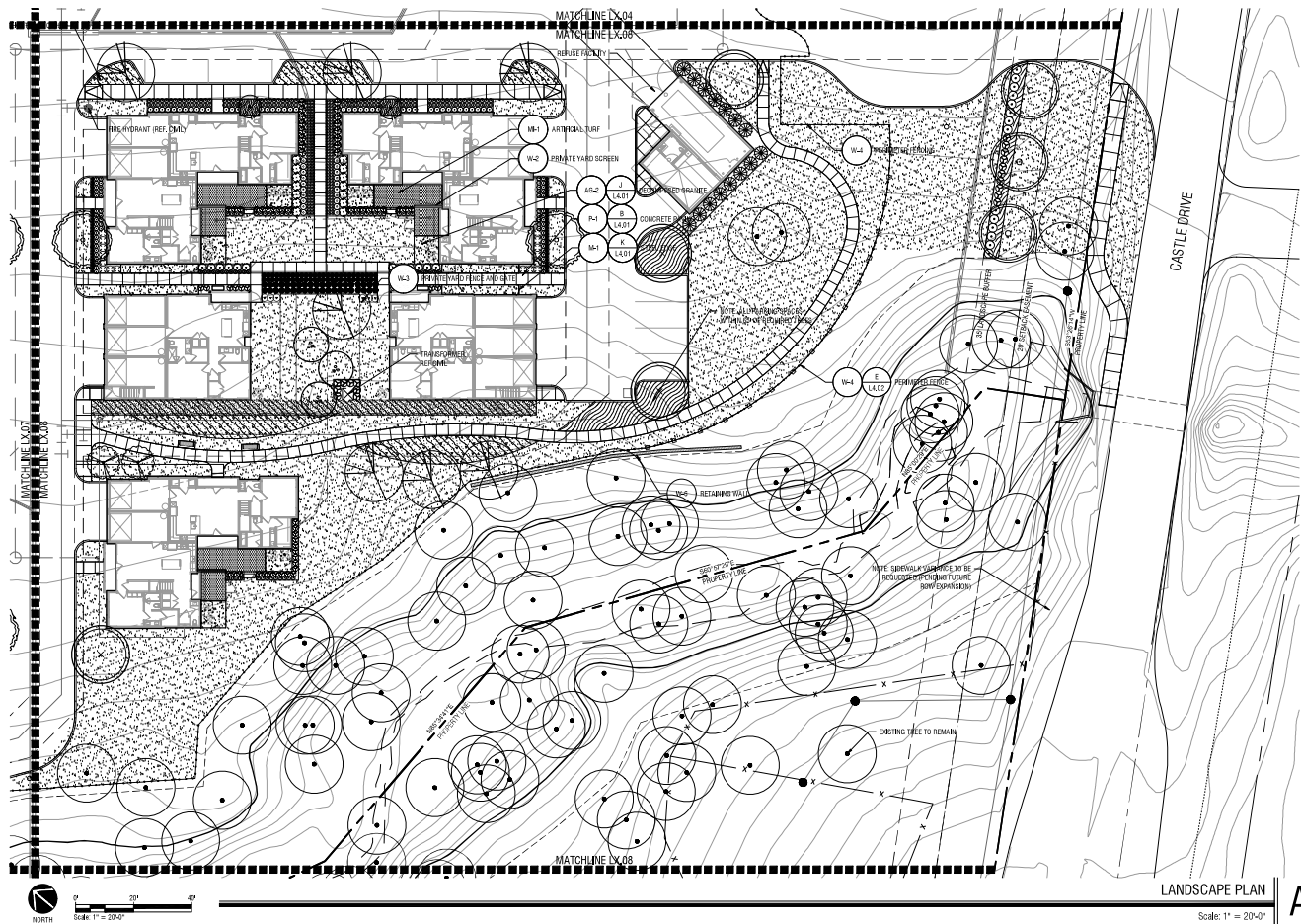


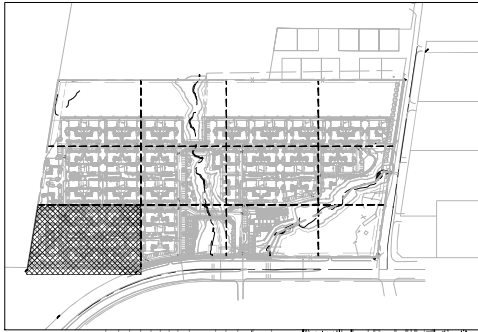
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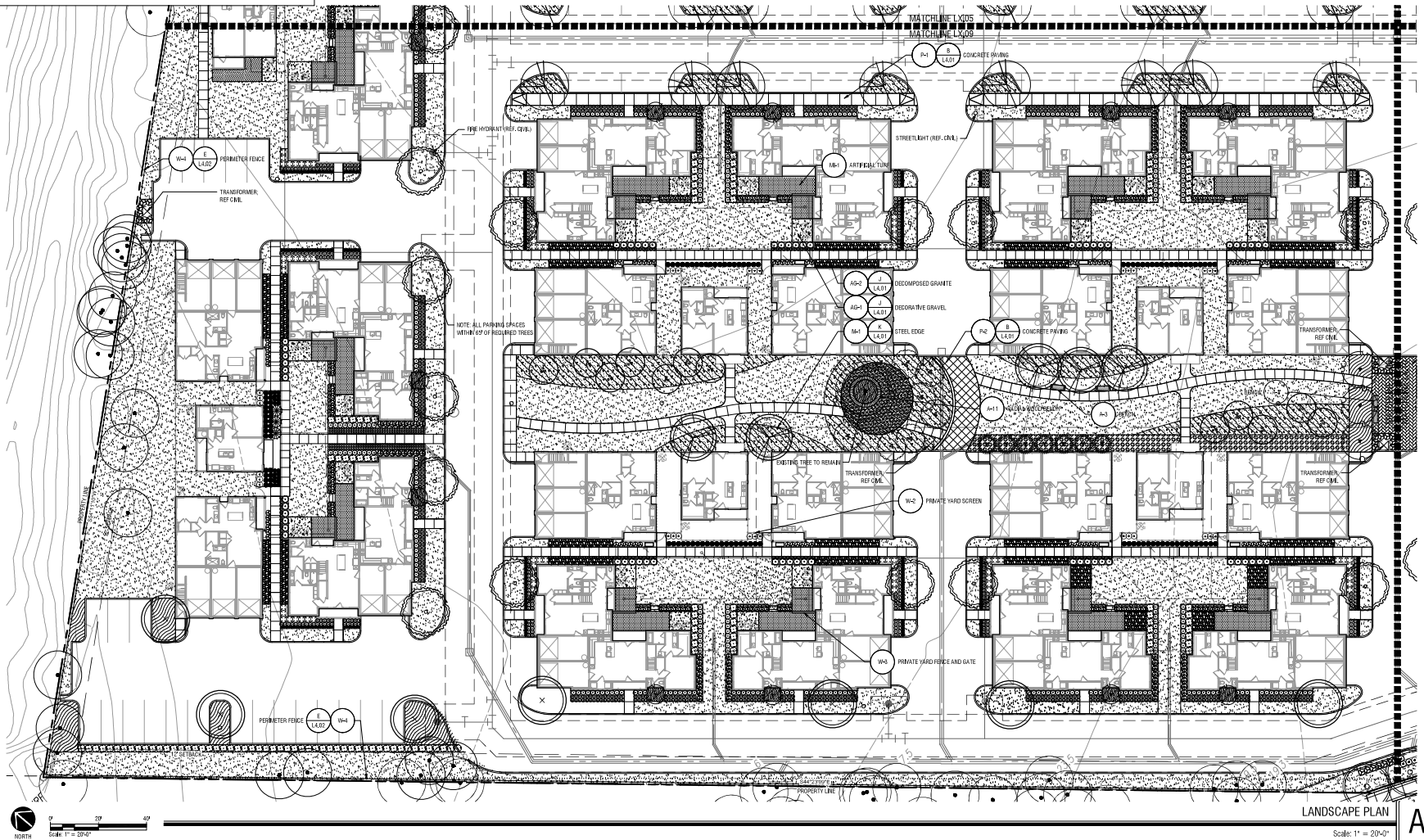


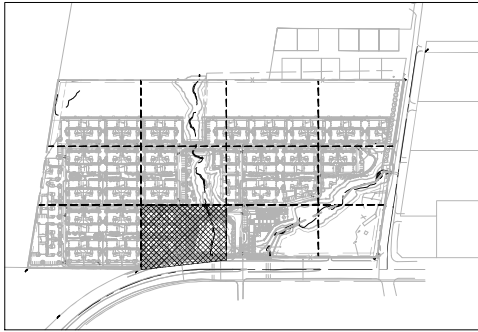
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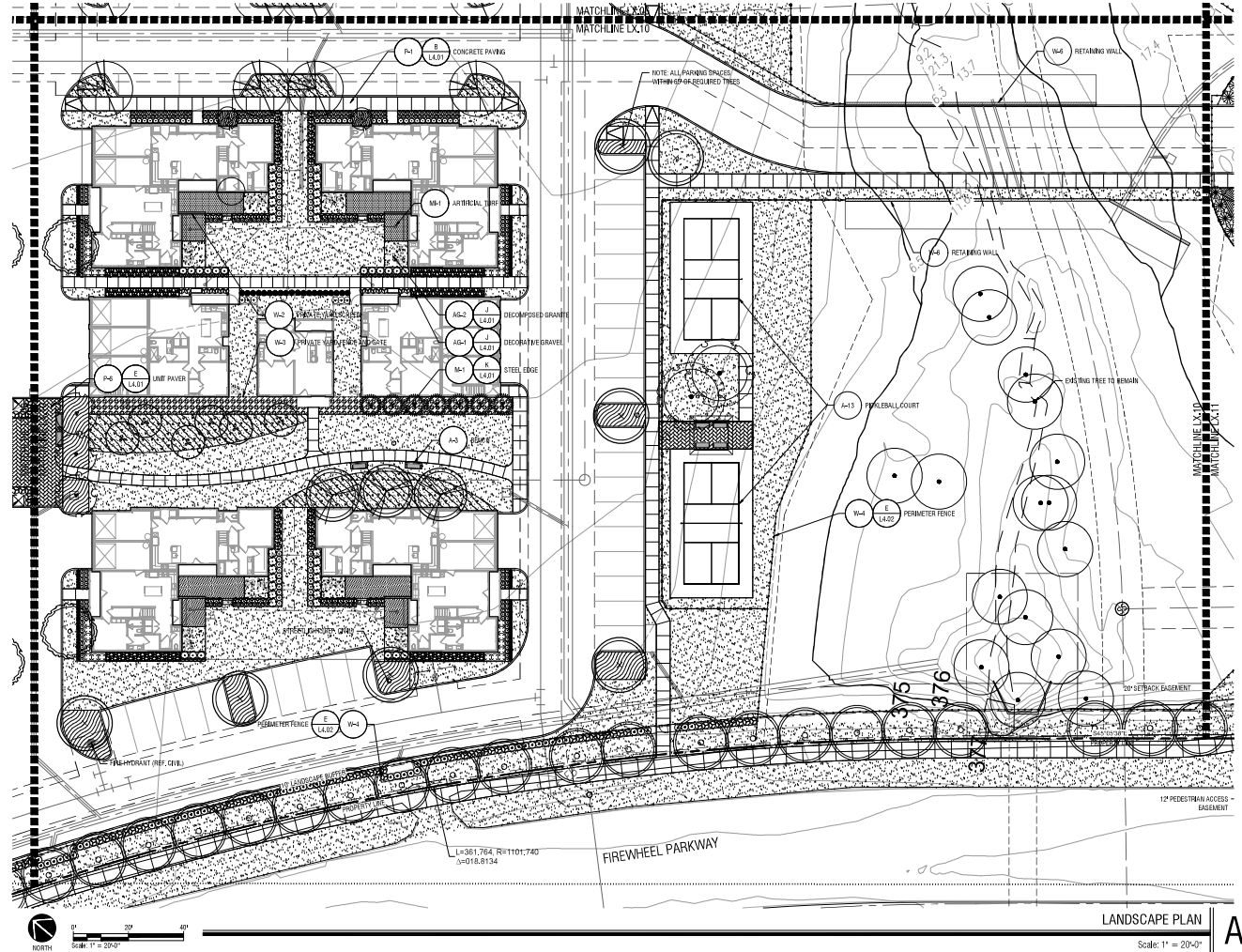


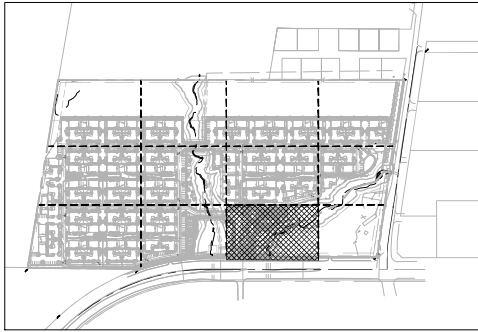
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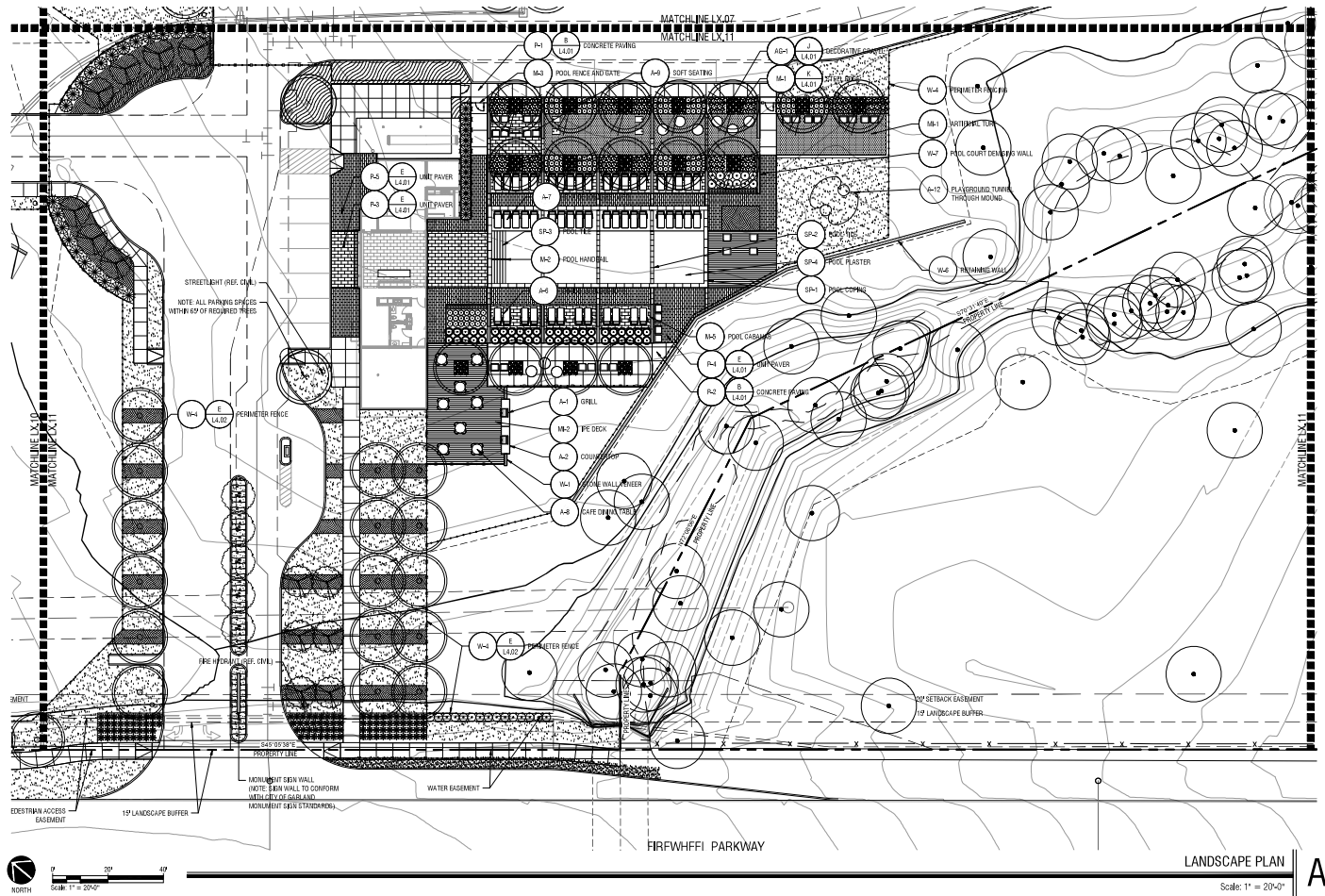


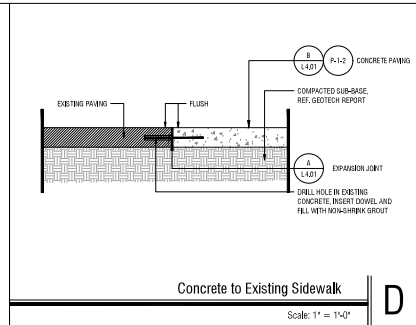
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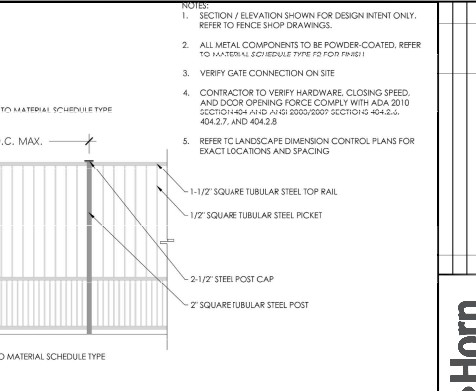


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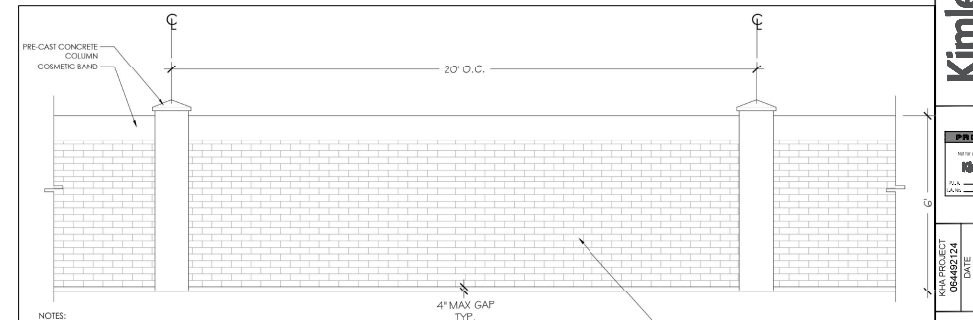


SHEET NO. L4.01	EXHIBIT D: Parchaus - Garland PREPARED FOR PROVIDENT REALTY ADVISORS	CASE NO. 2105041-1 TEXAS	HARDSCAPE DETAILS	KWA PROJECT 064652124 DATE 03/04/2022 SCALE AS SHOWN DESIGNED BY PSP DRAWN BY NLF CHECKED BY LRL	 © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 200 EAST DAVIS, SUITE 800, MCINNEY, TX 75069 WWW.KIMLEY-HORN.COM TEAM REGISTERED ENGINEERING FIRM NO. 1428	No. REVISIONS DATE BY



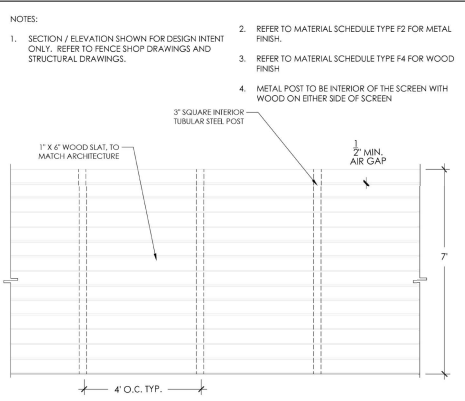
DOG PARK FENCE

Scale: 1/2" = 1'-0"

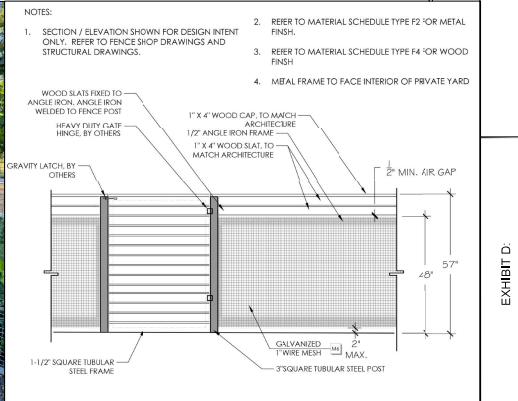
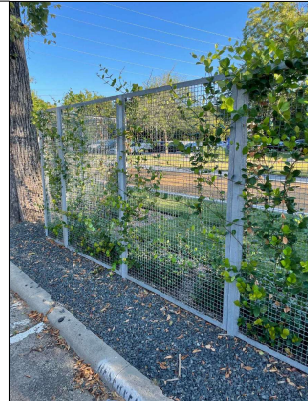


6' MASONRY SCREEN WALL

Scale: $1/2" = 1'-0"$



Scale: 1/2" = 1'-0"



Scale: 1/2" = 1'-0"

SHEET NUMBER L4.02	EXHIBIT D: Parchaus - Garland PREPARED FOR PROVIDENT REALTY ADVISORS GARLAND CASE NO. 210504-1 TEXAS	HARDSCAPE DETAILS	PRELIMINARY  NOT FOR CONSTRUCTION OR OTHER PERMITS	Kimley»Horn 2022 KIMLEY-HORN AND ASSOCIATES, INC. 200 EAST DAVIS, SUITE #100, MCINNEY, TX, 75069 PHONE: 469-332-0299 FAX: 469-332-0298 TEXAS REGISTERED ENGINEERING FIRM NO. 14281	No.	Revisions	Date	By



SHEET NUMBER L4.03	EXHIBIT D: Patchhaus - Garland PREPARED FOR PROVIDENT REALTY ADVISORS GARLAND CASE NO. 210504-1 TEXAS	HARDSCAPE DETAILS	PLAN SHEET 06490124 DATE 03/04/2022 SCALE AS SHOWN DESIGNED BY PDP DRAWN BY NLF CHECKED BY LRT	PRELIMINARY  Kimley-Horn & Associates, Inc. 20 EAST DAVIS STREET, SUITE 300, MONROE, TX 70009 WWW.KIMLEY-HORN.COM	No. _____ REVISIONS _____ DATE _____ BY _____

C



SHEET NO.	L4.11	EXHIBIT D: Parchaus - Garland PROVIDENT REALTY ADVISORS GARLAND	PLANTING DETAILS	KVA PROJECT 06462124 DATE 03/04/2022 SCALE 1" = 50' SHOWN DESIGNED BY FJPF DRAWN BY NJF CHECKED BY LRF		Kimley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 200 EAST LAUREL BLVD., SUITE 800, MONROVIE, TX 75009 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM NO. 1428	No. REVISIONS DATE BY

NOTES:

TYPE	DESCRIPTION
CO-01	CONCRETE FOUNDATION - FORM SMOOTH
FC-01	FIBER CEMENT - LAP SIDING - 8"
FC-02	FIBER CEMENT - BOARD & BATTEN
FC-03	FIBER CEMENT - LAP SIDING - 6"
FC-04	FIBER CEMENT TRIM
MT-01	STANDING SEAM METAL ROOF
MT-02	5" K STYLE METAL GUTTER
MT-03	4" DIA. METAL DOWNSPOUT
MT-04	METAL FLASHING
MT-05	METAL LOUVER
MT-06	METAL RAILING
MT-07	ALUMINUM TRAILING
MT-08	SHEET METAL PANEL
SH-01	COMPOSITION SHINGLE ROOF
ST-01	STONE VENEER - LIMESTONE RUBBLE 4" THICK
ST-02	CUT STONE SILL
WD-01	WOOD COLUMN TO STAIN
WD-02	WOOD FASCIA
WD-03	WOOD SILL
WD-04	WOOD BEAM TO STAIN

A1 ARCHITECTURAL ELEMENTS:

1. AWNINGS / CANOPY
2. DISPLAY WINDOWS
3. DIVIDED LITE WINDOWS
4. DISTINCTIVE LIGHT FEATURES (SITE)
5. VARIED ROOF HEIGHTS
6. ALCOVES / PORTICOS

BUILDING UNIT - A1		
Horizontal Building Articulation:		
Buildings Greater Than 40 Feet in Width, less than 80 feet in Width		Calculations
A	Minimum of one horizontal articulation is required that is at least 20% of the building's total street-facing length	NA - Under 40'
B	Building's total street-facing length	0'
C	Depth articulation of at least two feet (2') shall be required for every thirty feet (30') of building facade length	NA
Vertical Building Articulation:		
Buildings Greater Than 50 feet in Width		Calculations
A	Minimum of one vertical articulation is required that is at least 20% of the building's total street-facing facade length.	NA - Under 50'
B	Building's total street-facing width.	0'
C	Height articulation for flat roofs of at least three (3') shall be required for every fifty feet (50') of building facade width.	NA
D	Building's non-articulated height	NA

Project:

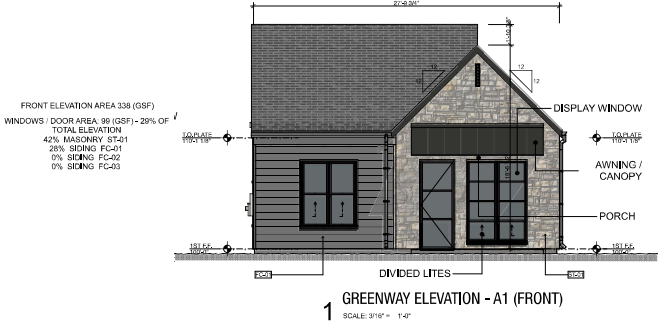
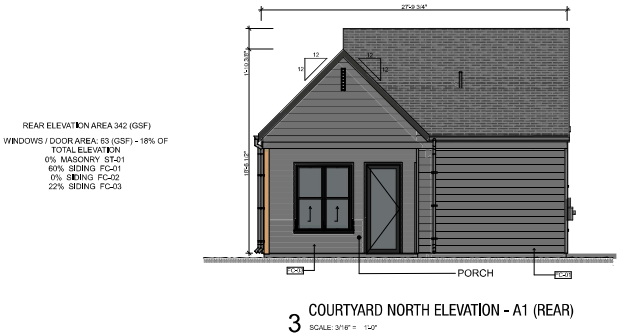
parcHAUS - Garland
3309 Castle Drive
Garland, Texas

Owner:

PROVIDENT REALTY ADVISORS
Glen Laiter
10210 N. Central Expressway, Suite 300
Dallas, Texas 75231
972.385.4183

Architect:

MAREK Architecture
5115 McKinney Avenue, Suite E
Dallas, Texas 75205
214.380.9351
marekarchitecture.com



Seal:

NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION

SCOTT A MAREK
TEXAS REG. ARCHITECT
TBAE NO. 18502
25 JANUARY 2022

Key Plan:

FRONT
RIGHT
LEFT
REAR

EXHIBIT E

Drawing Title:

A1 ELEVATIONS

Issued For: DEVELOP. REVIEW

Date: 25 JANUARY 2022

Project Number 2141

Sheet Number

NOTES:

TYPE	DESCRIPTION
CO-01	CONCRETE FOUNDATION - FORM SMOOTH
FC-01	FIBER CEMENT - LAP SIDING - 8"
FC-02	FIBER CEMENT - BOARD & BATTEN
FC-03	FIBER CEMENT - LAP SIDING - 6"
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ST-02	CUT STONE SILL
WD-01	WOOD COLUMN TO STAIN
WD-02	WOOD FASCIA
WD-03	WOOD SILL
WD-04	WOOD BEAM TO STAIN

B1&A2 ARCHITECTURAL ELEMENTS:

1. DISPLAY WINDOW
2. GABLE WINDOWS
3. DISTINCTIVE LIGHT FEATURES (SITE)
4. DIVIDED LITE WINDOWS (B1)
5. ALCOVES / PORTICOS (B1)
6. VARIED ROOF HEIGHTS

BUILDING UNIT - B1+A2		
Horizontal Building Articulation:		
Buildings Greater Than 40 Feet in Width, Less than 80 feet in Width		Calculations
A	Minimum of one horizontal articulation is required that is at least 20% of the building's total street-facing length.	NA - Under 40'
B	Building's total street-facing length	36'-7"
C	Depth articulation of at least two feet (2') shall be required for every thirty feet (30') of building facade length	NA
Vertical Building Articulation:		
Buildings Greater Than 50 feet in Width		Calculations
A	Minimum of one vertical articulation is required that is at least 20% of the building's total street-facing facade length.	NA - Under 50'
B	Building's total street-facing width	36'-7"
C	Height articulation for flat roofs of at least three (3') shall be required for every fifty feet (50') of building facade width.	NA
D	Building's non-articulated height	NA

Project:

parcHAUS - Garland

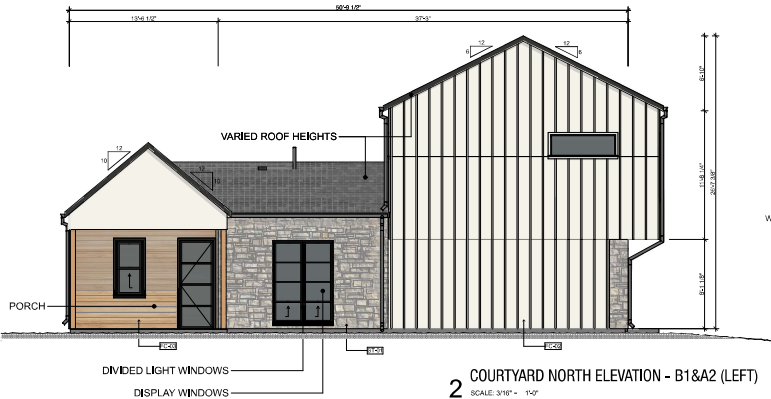
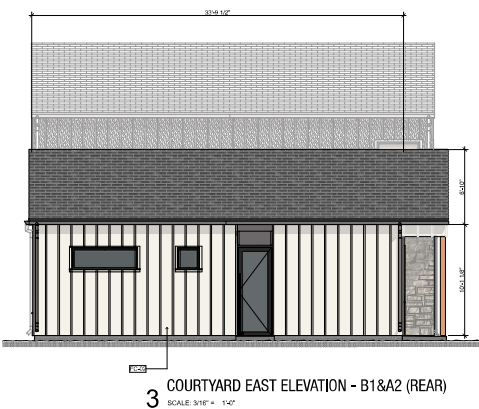
3309 Castle Drive
Garland, Texas

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APPROVAL, PERMITTING,
OR CONSTRUCTION

SCOTT A MAREK
TEXAS REG. ARCHITECT
TBAE NO. 18502
25 JANUARY 2022

Key Plan:

LEFT →

REAR

B1

A2

→ RIGHT

FRONT

EXHIBIT E

Drawing Title:

B1&A2
ELEVATIONS

Issued For: DEVELOP. REVIEW

Date: 25 JANUARY 2022

Project Number 2141

Sheet Number

NOTES:

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FC-04	FIBER CEMENT TRIM
MT-01	STANDING SEAM METAL ROOF
MT-02	5" K STYLE METAL GUTTER
MT-03	4" DIA. METAL DOWNSPOUT
MT-04	METAL FLASHING
MT-05	METAL LOUVER
MT-06	METAL RAILING
MT-07	ALUMINUM TRAILING
MT-08	SHEET METAL PANEL
SH-01	COMPOSITION SHINGLE ROOF
ST-01	STONE VENEER - LIMESTONE RUBBLE 4" THICK
ST-02	CUT STONE SILL
WD-01	WOOD COLUMN TO STAIN
WD-02	WOOD FASCIA
WD-03	WOOD SILL
WD-04	WOOD BEAM TO STAIN

B2&C1 ARCHITECTURAL ELEMENTS:

1. AWNINGS / CANOPY
2. DISPLAY WINDOWS
3. DIVIDED LITE WINDOWS
4. DISTINCTIVE LIGHT FEATURE
5. VARIED ROOF HEIGHTS
6. GABLE WINDOWS

BUILDING UNIT - B2-C1			
Horizontal Building Articulation:			
Buildings Greater Than 40 Feet in Width, less than 80 feet in Width			
	Calculations	Front	Private Drive
A	Minimum of one horizontal articulation is required that is at least 20% of the building's total street-facing length	13'-6 1/4" (20%)	16'-3 1/4" (31%)
B	Building's total street-facing length	66'-2 1/4"	52'-5 1/4"
C	Depth articulation of at least two feet (2') shall be required for every thirty feet (30') of building facade length	Complies	Complies

BUILDING UNIT - B2-C1			
Horizontal Building Articulation:			
Buildings Greater Than 40 Feet in Width, less than 80 feet in Width			
	Calculations	Front	Private Drive
A	Minimum of one horizontal articulation is required that is at least 20% of the building's total street-facing length	13'-6 1/4" (20%)	16'-3 1/4" (31%)
B	Building's total street-facing length	66'-2 1/4"	52'-5 1/4"
C	Depth articulation of at least two feet (2') shall be required for every thirty feet (30') of building facade length	Complies	Complies

Project:

parcHAUS - Garland

3309 Castle Drive
Garland, Texas

Owner:

PROVIDENT REALTY ADVISORS
Glen Laiter
10210 N. Central Expressway, Suite 300
Dallas, Texas 75231
972 . 385 . 4193

Architect:

M A R E K Architecture
5115 McKinney Avenue, Suite E
Dallas, Texas 75205
214 . 380 . 9351
marekarchitecture.com

Seal:

NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION

SCOTT A MAREK
TEXAS REG. ARCHITECT
TBAE NO. 18502
25 JANUARY 2022

Key Plan:

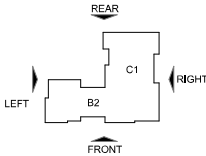


EXHIBIT E

Drawing Title:

B2&C1
ELEVATIONS

Issued For: DEVELOP. REVIEW

Date: 25 JANUARY 2022

Project Number 2141

Sheet Number

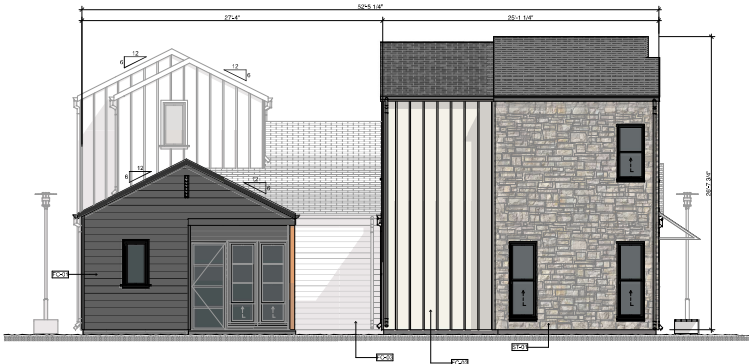
A3.23



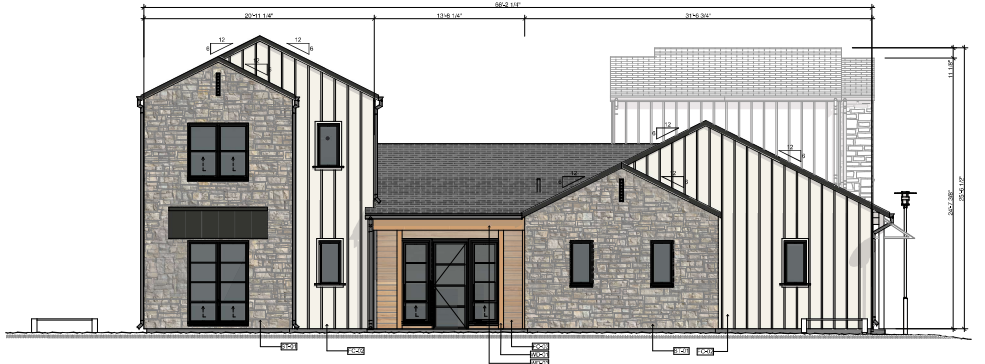
4 PRIVATE DRIVE RIGHT ELEVATION - B2&C1 (RIGHT)
SCALE: 3/16" = 1'-0"



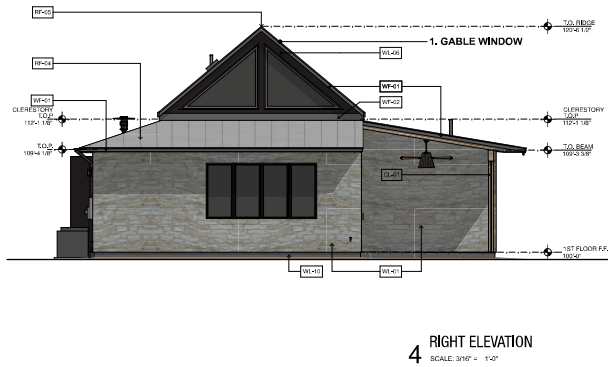
3 COURTYARD SOUTH ELEVATION - B2&C1 (REAR)
SCALE: 3/16" = 1'-0"



2 COURTYARD EAST ELEVATION - B2&C1 (LEFT)
SCALE: 3/16" = 1'-0"

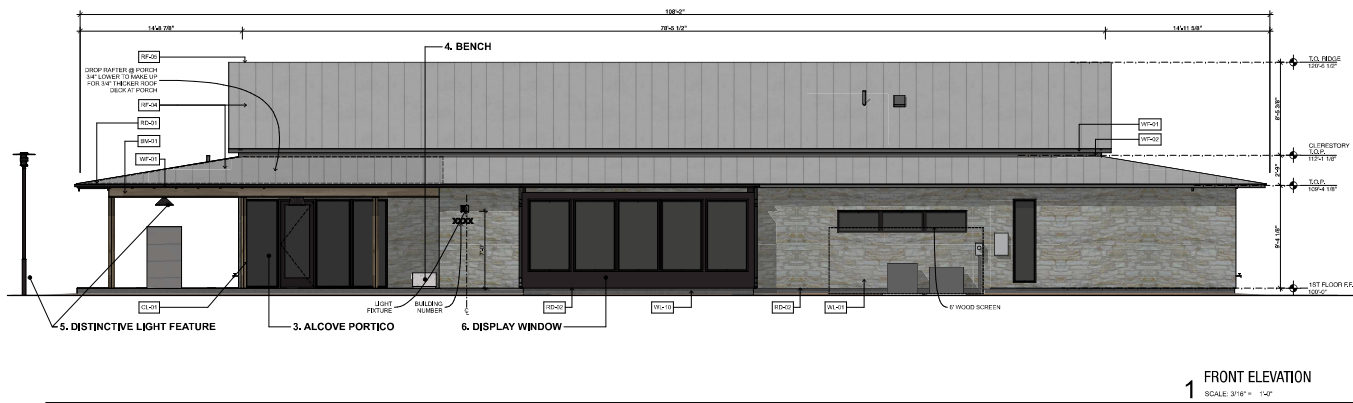
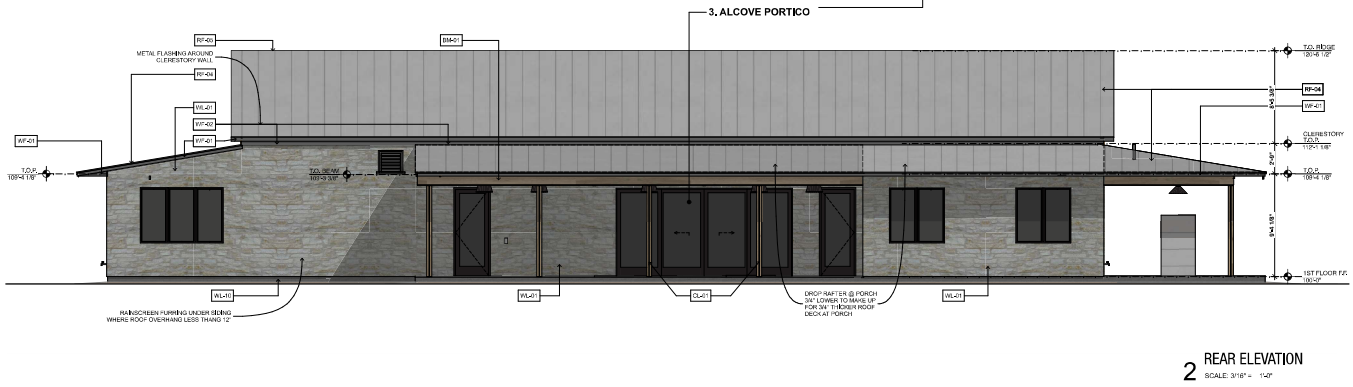
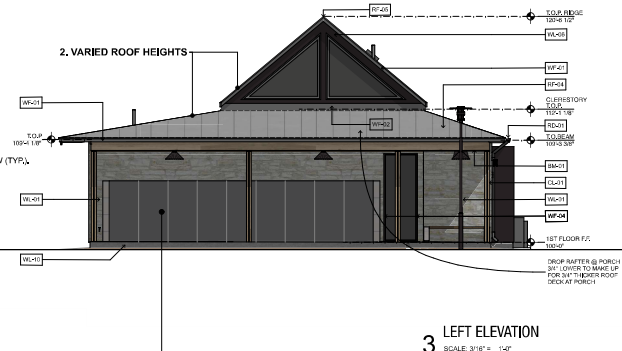


1 MAIN DRIVE ELEVATION - B2&C1 (FRONT)
SCALE: 3/16" = 1'-0"



NOTES:

- VL-01 ADHERED STONE VENEER.
- VL-02 ADHERED STONE SILL.
- VL-04 FIBER CEMENT BATTEN TO PAINT, TYP.
- VL-06 FIBER CEMENT TRIM TO PAINT, TYP.
- VL-10 FOUNDATION FORM SMOOTH.
- WF-01 METAL FLASHING.
- WF-04 CUSTOM METAL BEAD AROUND WINDOW (TYP.).
- RF-04 STANDING SEAM METAL ROOF.
- RF-05 METAL RIDGE CAP.
- RF-06 METAL RIDGE SEAM.
- RD-01 6\"/>



AMENITY ARCHITECTURAL ELEMENTS

1. GABLE WINDOW 2. VARIED ROOF HEIGHTS 3. ALCOVE PORTICO 4. BENCHES FOR OUTDOOR SITTING 5. DISTINCTIVE LIGHT FEATURE 6. DISPLAY WINDOW

AMENITY CENTER		
Horizontal Building Articulation:		
Buildings Greater Than 80 feet in Width	Calculations	
	Front	Left
A Minimum of one horizontal articulation is required that is at least 30% of the building's total street-facing length.	18'-2 3/4" + 14'-0 1/4" = 33'-0"	NA
B Building's total street-facing length equals greater than 80'	105'-2 3/4"	36'-5 1/4"
C Depth articulation of at least four feet (4') shall be required for at least thirty percent (30%) of building facade length.	Complies	NA
Vertical Building Articulation:		
Buildings Greater Than 50 feet in Width	Calculations	
A Minimum of one vertical articulation is required that is at least 20% of the building's total street-facing facade length.	80'-4" (76%)	NA
B Building's total street-facing width.	105'-2 3/4"	36'-5 1/4"
C Height articulation for flat roofs of at least three (3') shall be required for every fifty feet (50') of building facade width.	NA	NA
D Building's non-articulated height	9'-4 1/8"	NA

Project:

parcHAUS -
Garland

3309 Castel Drive
Garland, Texas

Owner:

PROVIDENT REALTY ADVISORS

Gen Liner

10210 N. Central Expressway, Suite 300

Dallas, Texas 75231

972 . 385 . 4183

Architect:

MAREK Architecture

5115 McKinney Avenue, Suite E

Dallas, Texas 75205

214 . 380 . 9351

marekarchitecture.com

Seal:

NOT FOR REGULATORY

APPROVAL, PERMITTING,

OR CONSTRUCTION

SCOTT A MAREK

TEXAS REG. ARCHITECT

TBAE NO. 18502

25 JANUARY 2022

Issues:

EXHIBIT E

Drawing Title:

Amenity
Elevations

Issued For: DEVELOP. REVIEW

Date: 25 JANUARY 2022

Project Number 2141

Sheet Number

A3.02

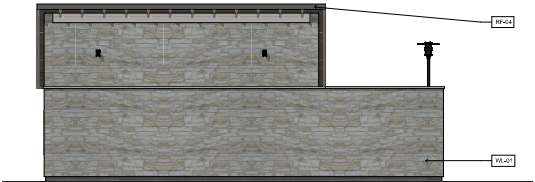
NOTES:

- WL-01 ADHERED STONE VENEER,
- WL-02 ADHERED STONE SILL,
- WL-04 FIBER CEMENT BATTEN TO PAINT, TYP,
- WL-06 FIBER CEMENT TRIM TO PAINT, TYP,
- WL-10 FOUNDATION FORM SMOOTH,
- WF-01 METAL FASCIA,
- WF-02 METAL FLASHING,
- WF-04 CUSTOM METAL BEAD AROUND WINDOW (TYP),
- RF-04 STANDING SEAM METAL ROOF,
- RF-05 METAL RIDGE CAP,
- RF-06 METAL RIDGE SEAM,
- RD-01 6" HALF ROUND METAL GUTTER,
- RD-02 4" ROUND METAL DOWNSPOUT,
- BM-01 WOOD BEAM,
- CL-01 WOOD COLUMN.

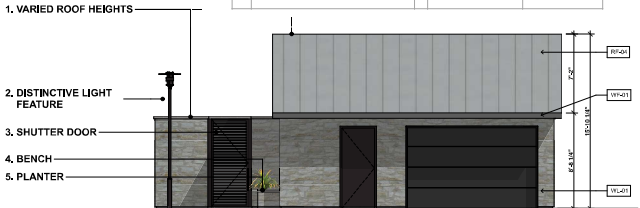
TRASH/ MAINTENANCE ARCHITECTURAL ELEMENTS

- 1. VARIED ROOF HEIGHTS.
- 2. DISTINCTIVE LIGHT FEATURE.
- 3. SHUTTER DOORS.
- 4. BENCHES FOR OUTDOOR SITTING.
- 5. PLANTER.
- 6. GABLE WINDOW.

TRASH & MAINTENANCE BUILDING		
Horizontal Building Articulation:		
Buildings Greater Than 40 Feet in Width, less than 80 feet in Width		Calculations
A	Minimum of one horizontal articulation is required that is at least 20% of the building's total street-facing length	NA - Under 40'
B	Building's total street-facing length	36'
C	Depth articulation of at least two feet (2') shall be required for every thirty feet (30') of building facade length	NA
Vertical Building Articulation:		
Buildings Greater Than 50 feet in Width		Calculations
A	Minimum of one vertical articulation is required that is at least 20% of the building's total street-facing facade length.	NA - Under 50'
B	Building's total street-facing width.	36'
C	Height articulation for flat roofs of at least three (3') shall be required for every fifty feet (50') of building facade width.	NA
D	Building's non-articulated height	NA



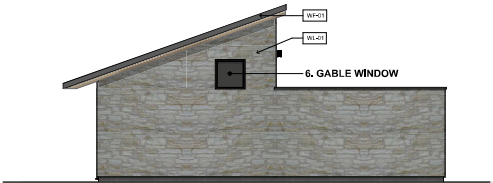
5 LEFT ELEVATION
SCALE: 3/16" = 1'-0"



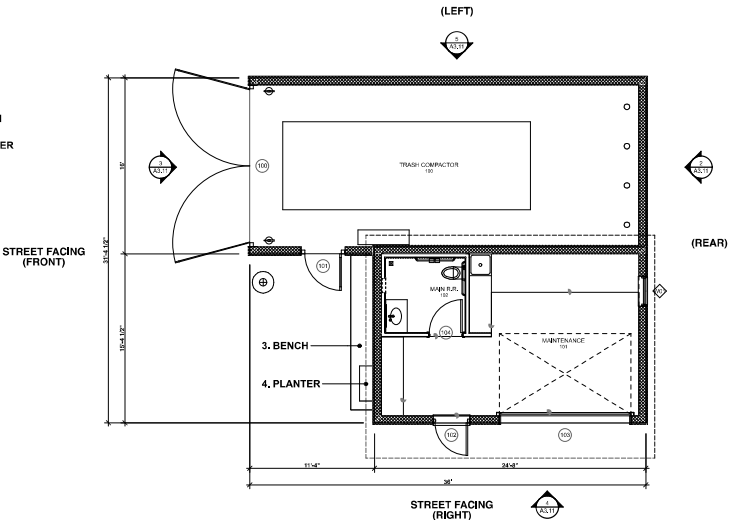
4 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



3 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 REAR ELEVATION
SCALE: 3/16" = 1'-0"



1 FLOOR PLAN - TRASH COMPACTOR/ MAINTENANCE
SCALE: 3/16" = 1'-0"

Project:

parcHAUS -
Garland

3309 Castel Drive
Garland, Texas

Owner:

PROVIDENT REALTY ADVISORS
Glenn Lanier
10210 N. Central Expressway, Suite 300
Dallas, Texas 75231
972 . 385 . 4183

Architect:

M A R E K Architecture
5115 McKinney Avenue, Suite E
Dallas, Texas 75205
214 . 380 . 9351
marekarchitecture.com

Seal:

NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION

SCOTT A MAREK
TEXAS REG. ARCHITECT
TBAE NO. 18502
25 JANUARY 2022

Issues:

EXHIBIT E

Drawing Title:

Trash &
Maintenance
Relief Plan &
Elevations

Issued For: DEVELOP. REVIEW

Date: 25 JANUARY 2022

Project Number 2141

Sheet Number

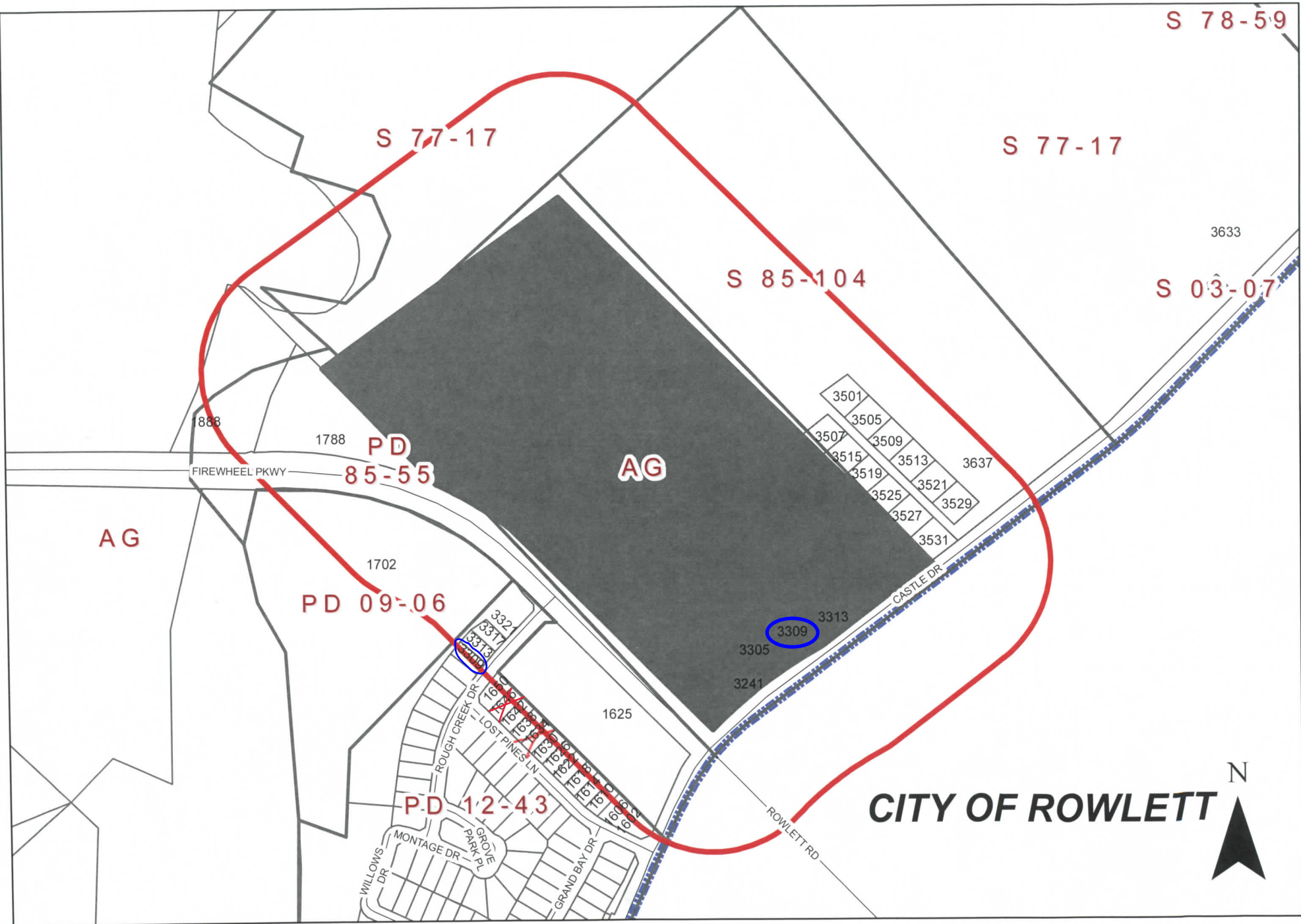
A3.11

REPORT & MINUTES

P.C. Meeting, March 16, 202

Consideration of the application of **Provident Realty Advisors**, requesting approval of a Detail Plan for Multi-Family development. This property is located at 3309 Castle Drive. (District 1) (File Z 21-62 – Detail Plan)

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request as presented. Seconded by Commissioner Rose. **Motion carried: 6 Ayes, 0 Nays.**



Comment Form

Case Z 21-62

Z 21-62 Provident Realty Advisors. The applicant proposes to construct 242 multi-family units in a single-family style format. This site is located at 3309 Castle Drive. (District 1)

Z 21-62 Provident Realty Advisors. El solicitante propone construir 242 unidades multifamiliares en un formato de estilo unifamiliar. Este sitio está ubicado en 3309 Castle Drive. (Distrito 1)

Z 21-62 Provident Realty Advisors. Người nộp đơn đề xuất xây dựng 242 đơn vị nhiều hộ theo định dạng kiểu một hộ. Trang web này nằm ở 3309 Castle Drive. (Quận 1)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

MARIAM MCKEE, Property Owner

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1646 LOST PINES LANE GARLAND 75040

Your Property Address / La dirección de su propiedad / Địa chỉ tài sản

GARLAND TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

03.14.22

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued – Case Z 21-62

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

OUR BOARD PRESENT FOR OUR HUA
HAS ALREADY SUBMITTED ALL MY
COMMENTS.

Comment Form

Case Z 21-62

Z 21-62 Provident Realty Advisors. The applicant proposes to construct 242 multi-family units in a single-family style format. This site is located at 3309 Castle Drive. (District 1)

Z 21-62 Provident Realty Advisors. El solicitante propone construir 242 unidades multifamiliares en un formato de estilo unifamiliar. Este sitio está ubicado en 3309 Castle Drive. (Distrito 1)

Z 21-62 Provident Realty Advisors. Người nộp đơn đề xuất xây dựng 242 đơn vị nhiều hộ theo định dạng kiểu một hộ. Trang web này nằm ở 3309 Castle Drive. (Quận 1)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Derrick Hayes

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

3309 Rough Creek Drive

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Qhính

[Signature]

Signature / Firma / Ch ữ ký

3/16/22

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued – Case Z 21-62

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

While I'm voting for this development, I have serious concerns about traffic and current state of the roads. There's a full 2 additional single family home neighborhoods being built further North on Castle. Those cars and a 242 unit apartment complex will make an already very dangerous curve of Firewheel Parkway even more so. Traffic study done has entrance for the apartments being across from Roush Creek ~~with~~ with no light or stop signs. The curve ~~are~~ here on Firewheel is almost blind, making any turn left out of the neighborhood perilous at best.

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-62	March 16, 2022	April 5, 2022	Nabiha Ahmed

The applicant proposes to construct 242 multi-family units in a single-family style format. This site is located at 3309 Castle Drive. (District 1)

Jennifer Muller

Against

3/15/2022
3:39:44 PM

1634 Lost Pines Lane

jenmuller@hotmail.com

Garland

2144506746

Texas

United States

75040

Strongly against. Traffic concerns, property values, influx of people in the area.

Comment Form

Case Z 21-62

Outside the Notification Area

Z 21-62 Provident Realty Advisors. The applicant proposes to construct 242 multi-family units in a single-family style format. This site is located at 3309 Castle Drive. (District 1)

Z 21-62 Provident Realty Advisors. El solicitante propone construir 242 unidades multifamiliares en un formato de estilo unifamiliar. Este sitio está ubicado en 3309 Castle Drive. (Distrito 1)

Z 21-62 Provident Realty Advisors. Người nộp đơn đề xuất xây dựng 242 đơn vị nhiều hộ theo định dạng kiểu một hộ. Trang web này nằm ở 3309 Castle Drive. (Quận 1)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

MARILYN WYRICK / INGRAM

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

2900 Castle Dr.

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, Tx

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Marilyn Wyrick Ingram

Signature / Firma / Chữ ký

MARCH 9, 2022

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

MAR 16 '22 AM 11:3E

Z 21-62

The applicant proposes to construct 242 multi-family units in a single-family style format.

[Planned Development and Detail Plan for single-family for rent style development on a property zoned Agricultural (AG) District]

City Council Meeting
April 19, 2022



GARLAND

TEXAS MADE HERE

Location: 3309 Castle Drive

Applicant: Provident Realty Advisors

Owner: Phyllis Wyrick Patterson

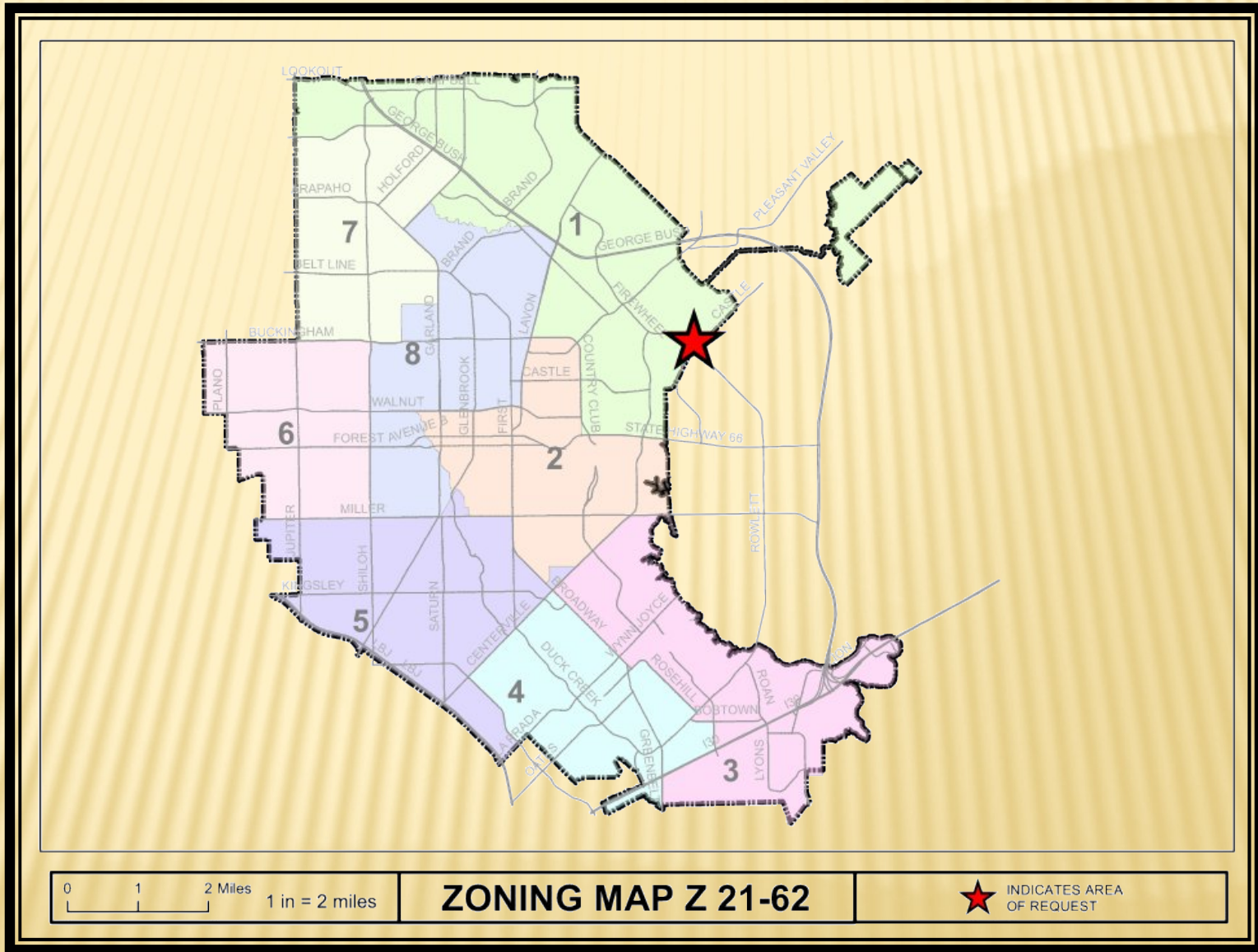
Acreage: 35.787 acres

Zoning: Agricultural (AG) District



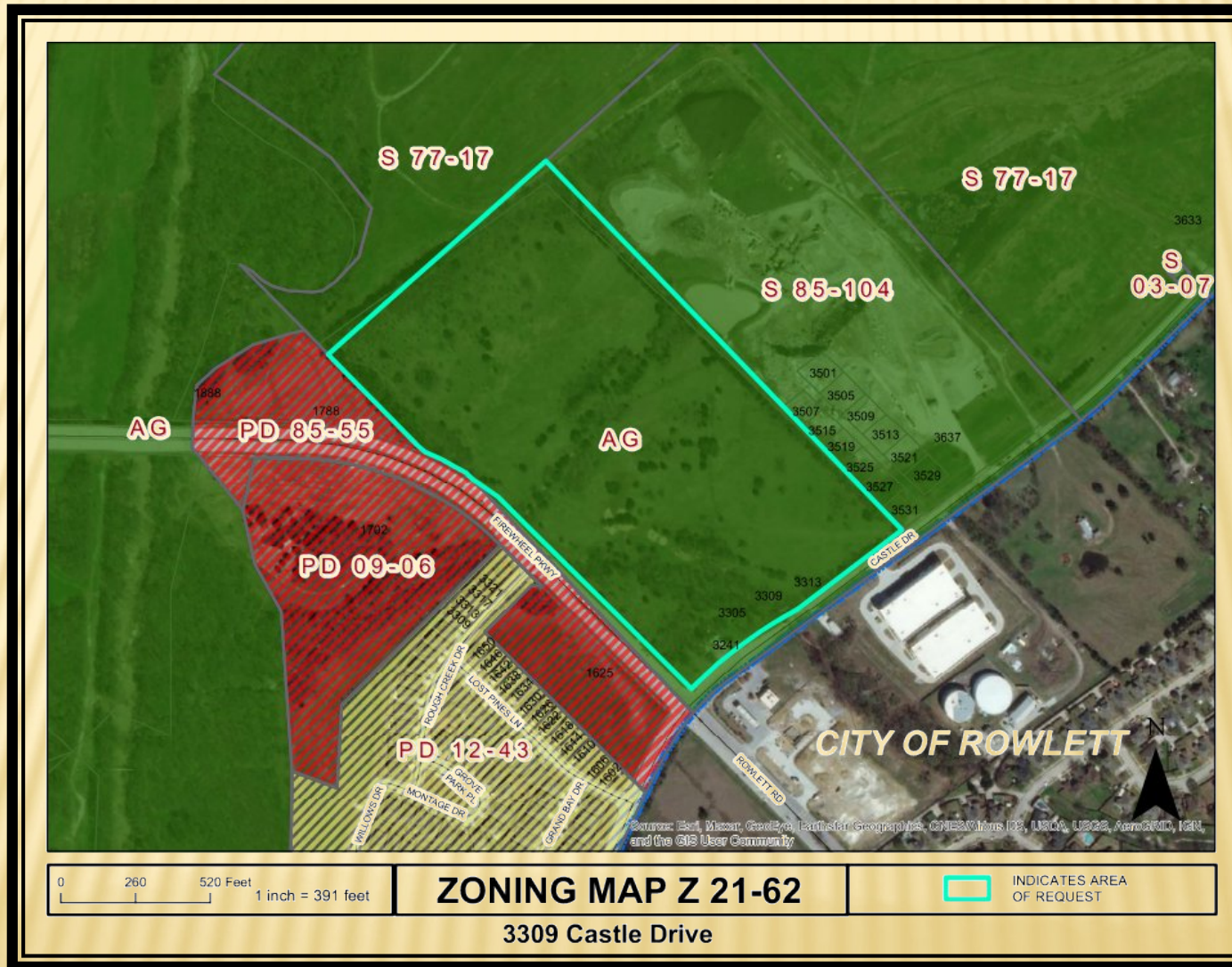
GARLAND
TEXAS MADE HERE

CITYWIDE LOCATION MAP



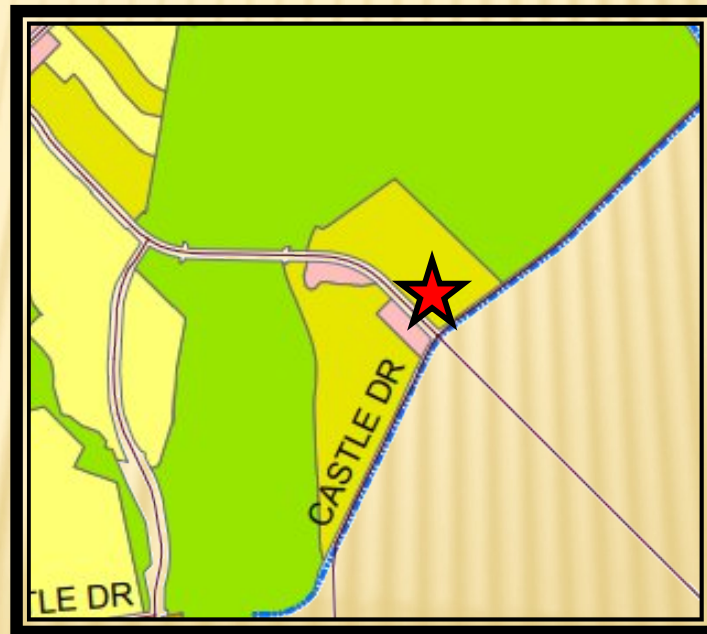
Z 21-62

LOCATION MAP



Z 21-62

COMPREHENSIVE PLAN



Z 21-62



GARLAND
TEXAS MADE HERE

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Compact Neighborhoods

Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments.

This proposal is compatible with the Comprehensive Plan.

Z 21-62



GARLAND
TEXAS MADE HERE

PHOTOS



View of the subject property from Firewheel Parkway



Looking southeast of the subject property (City of Rowlett)



Looking west of the subject property



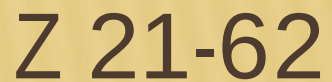
Looking north of the subject property

Z 21-62





STEFAN





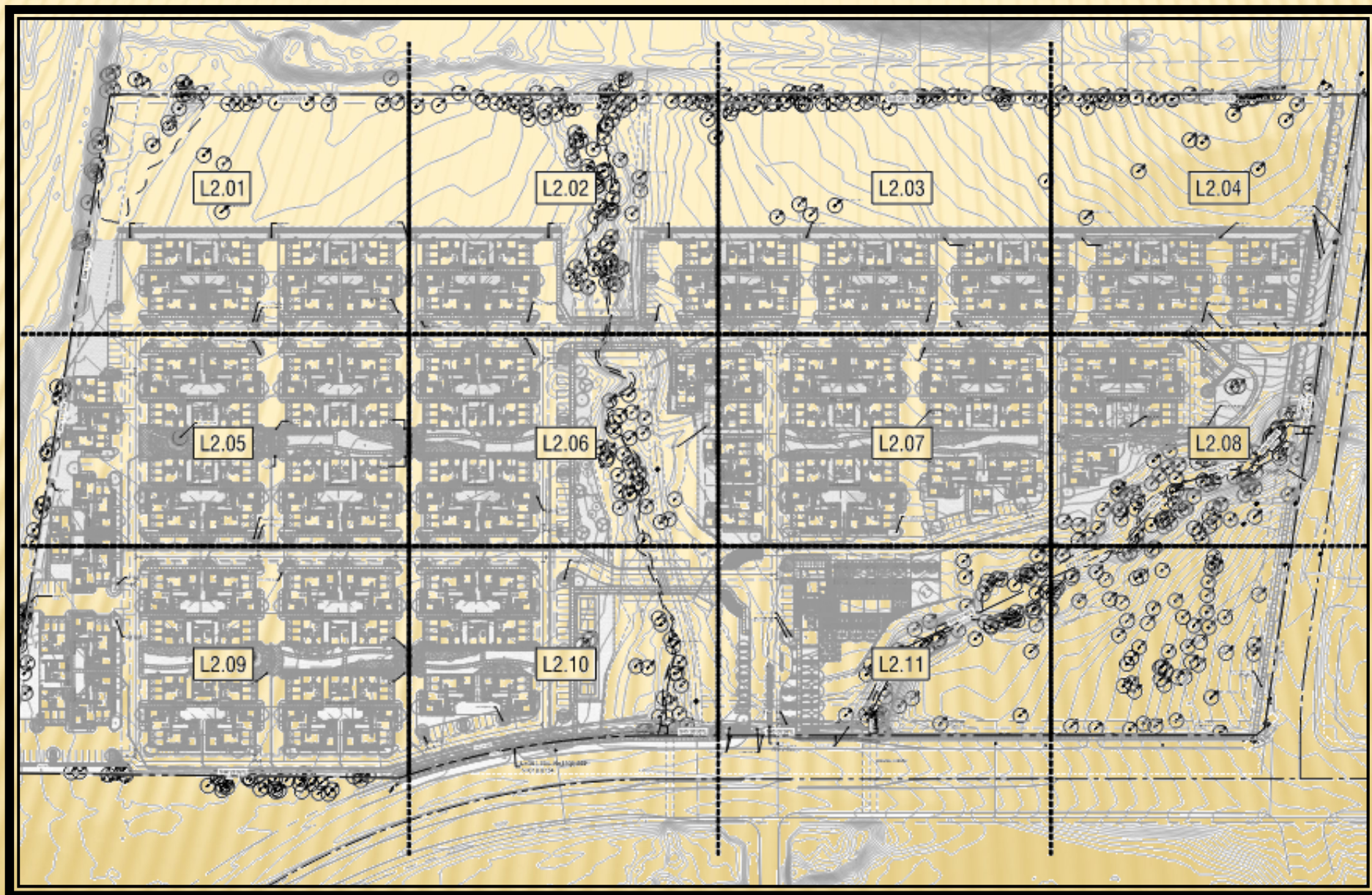
GARLAND
TEXAS MADE HERE

POD LAYOUT RENDERING

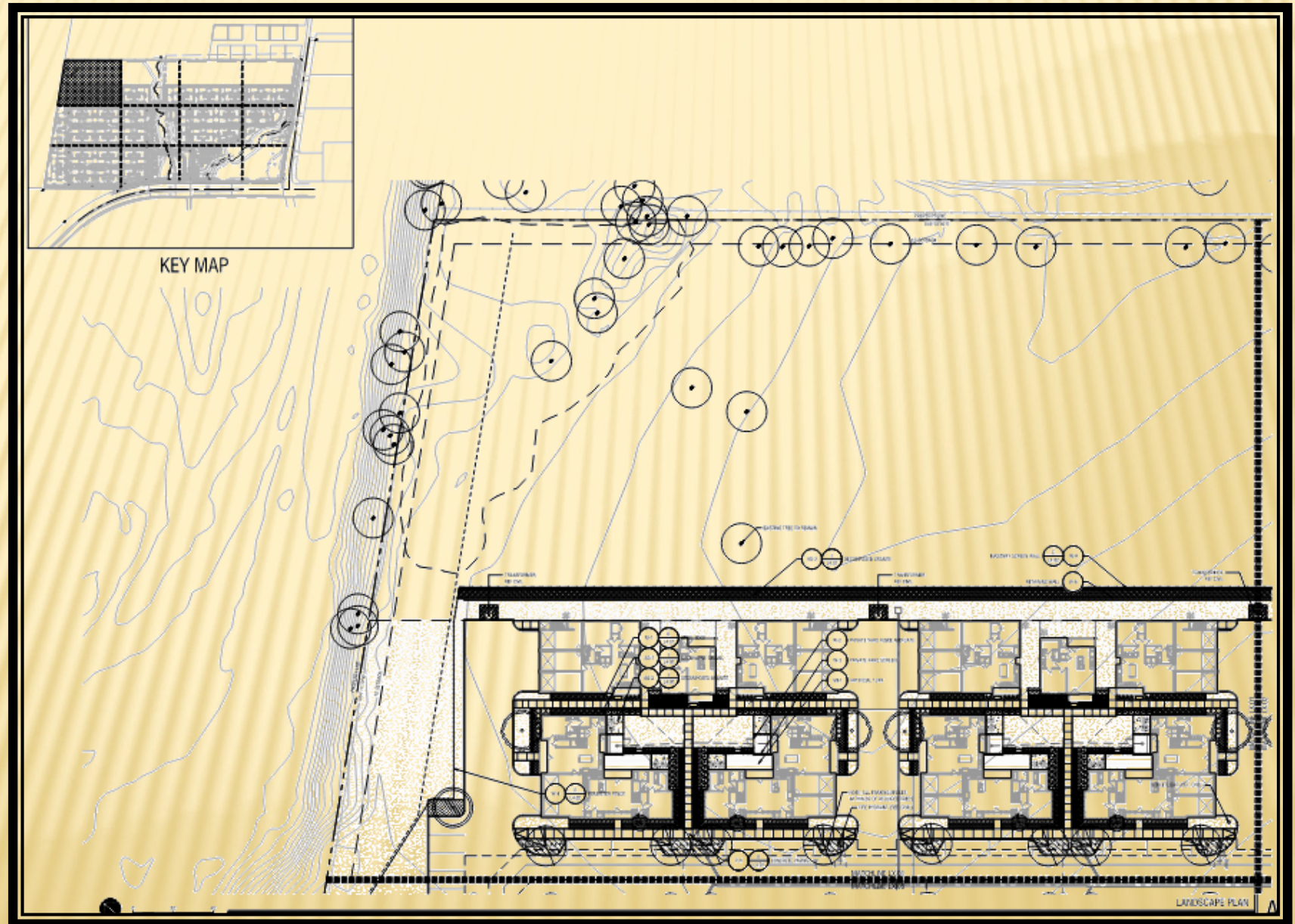


Z 21-62

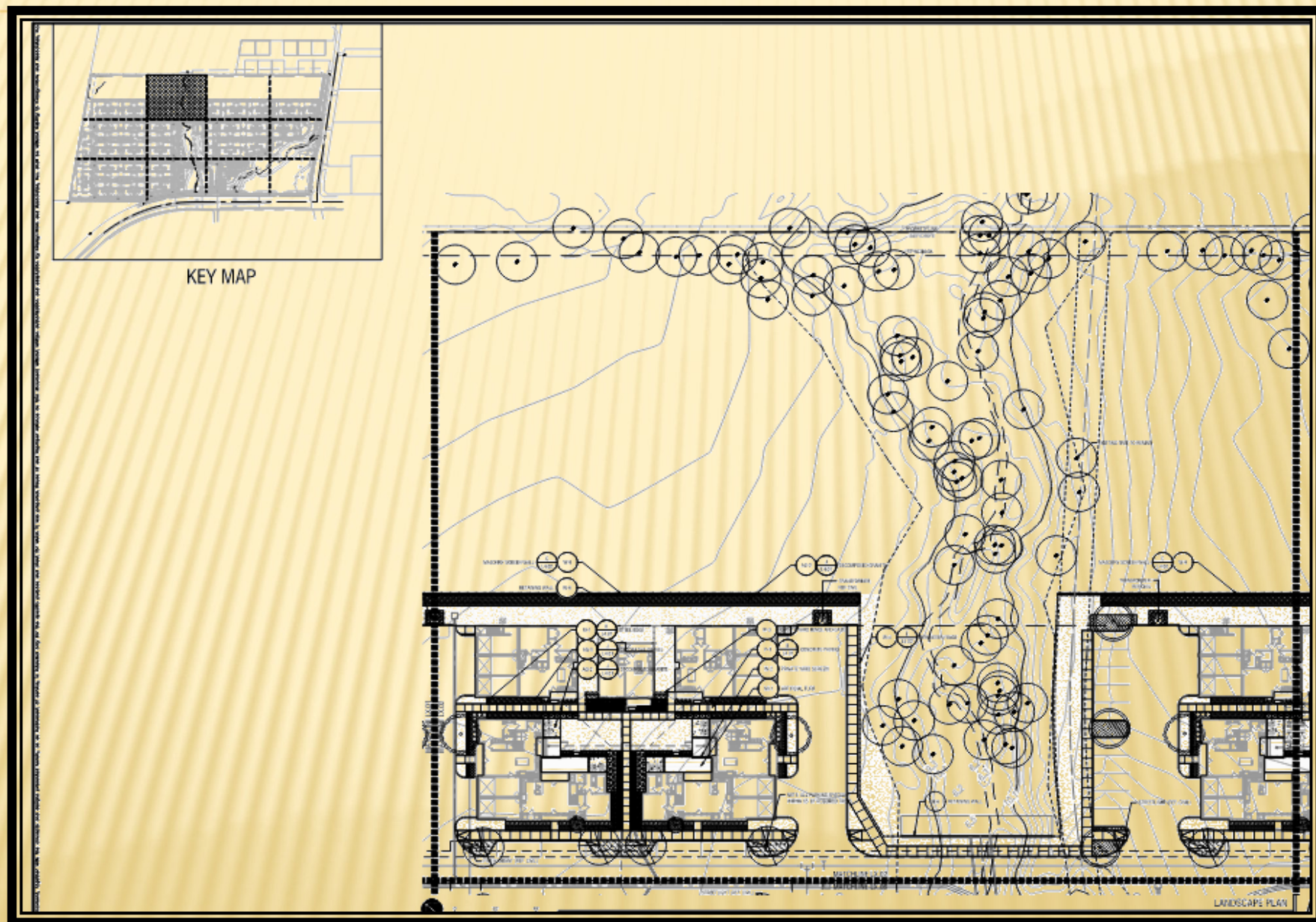
LANDSCAPE PLAN



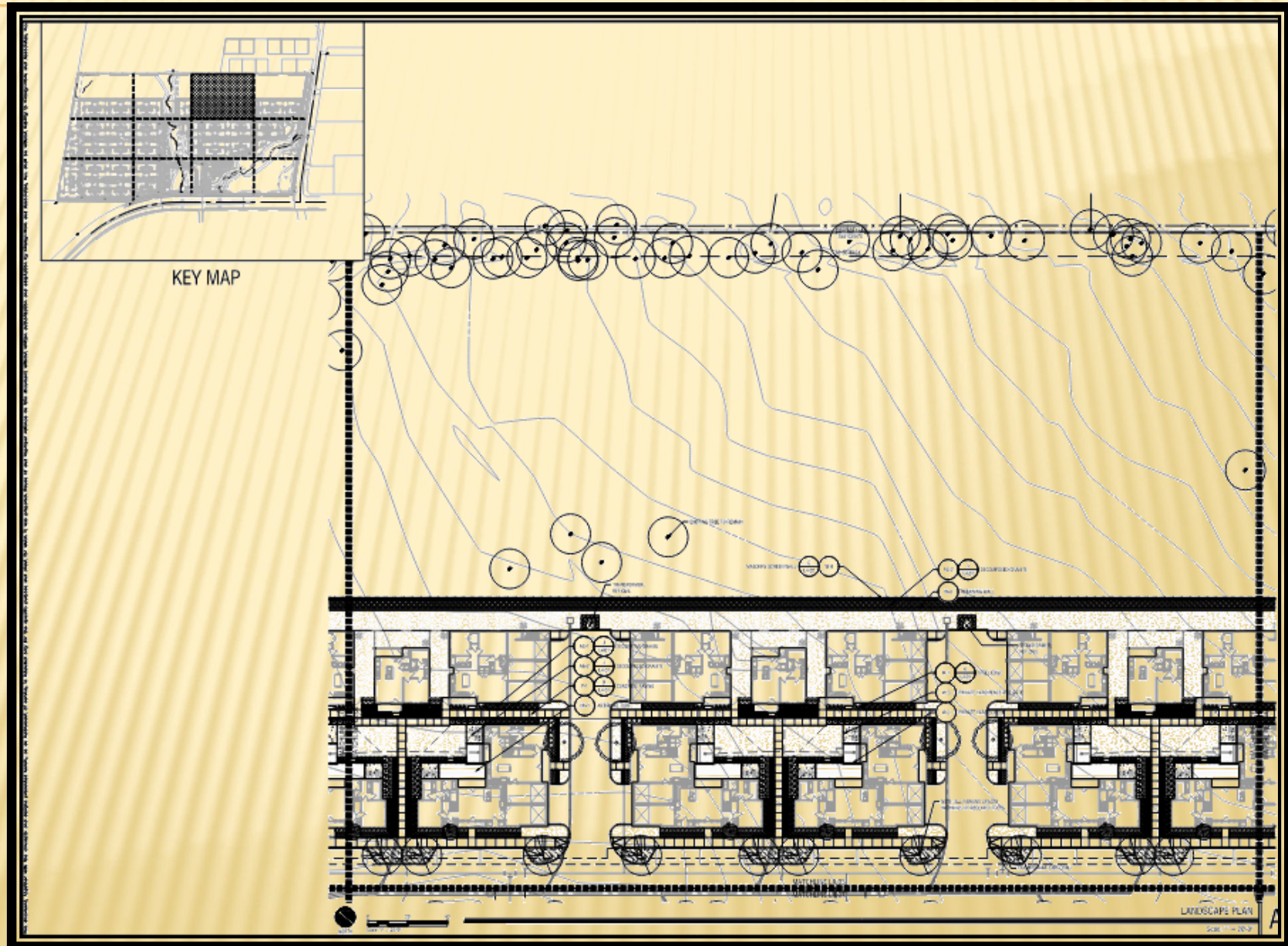
LANDSCAPE PLAN



LANDSCAPE PLAN

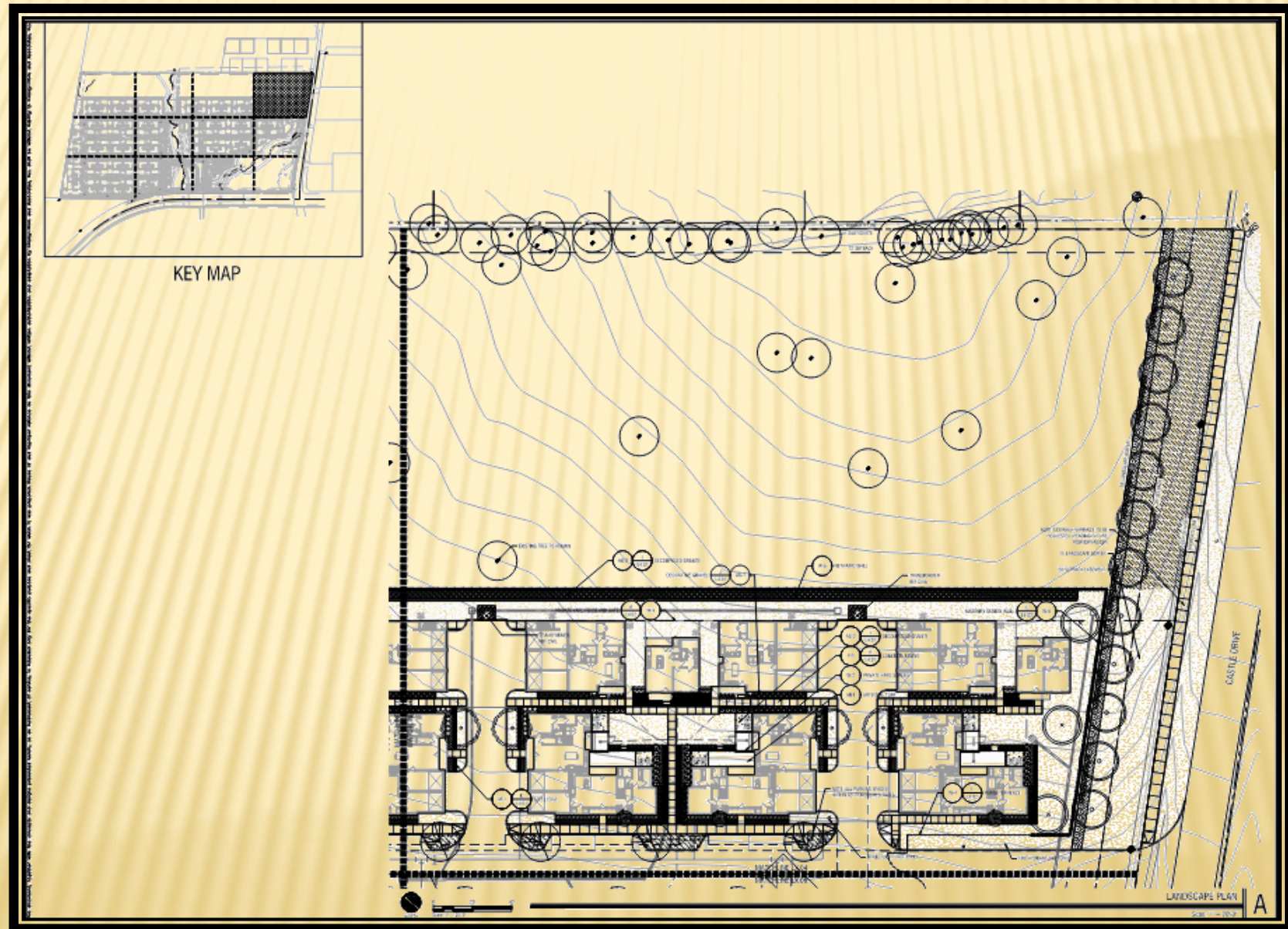


LANDSCAPE PLAN



Z 21-62

LANDSCAPE PLAN



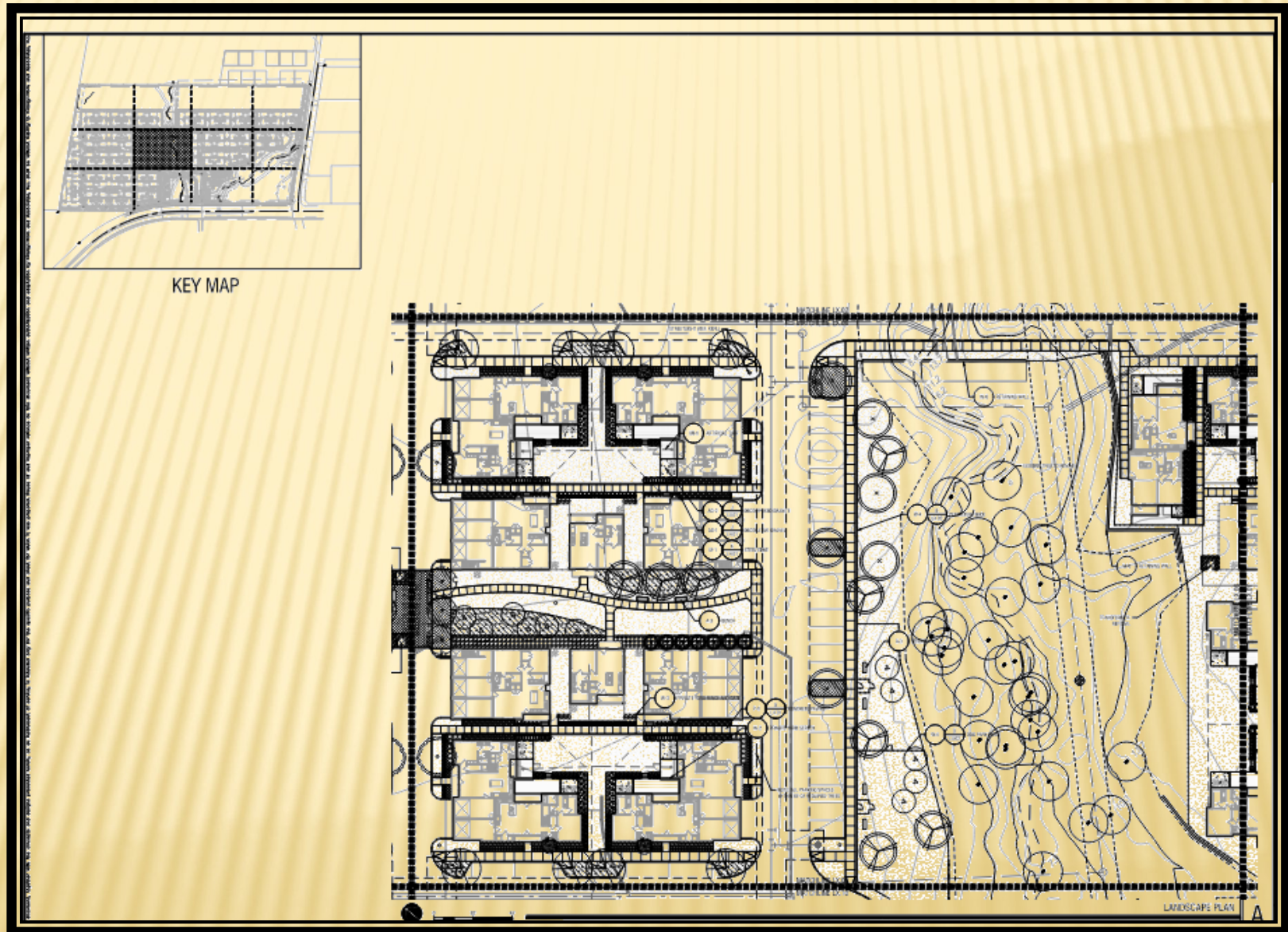


KEY MAP

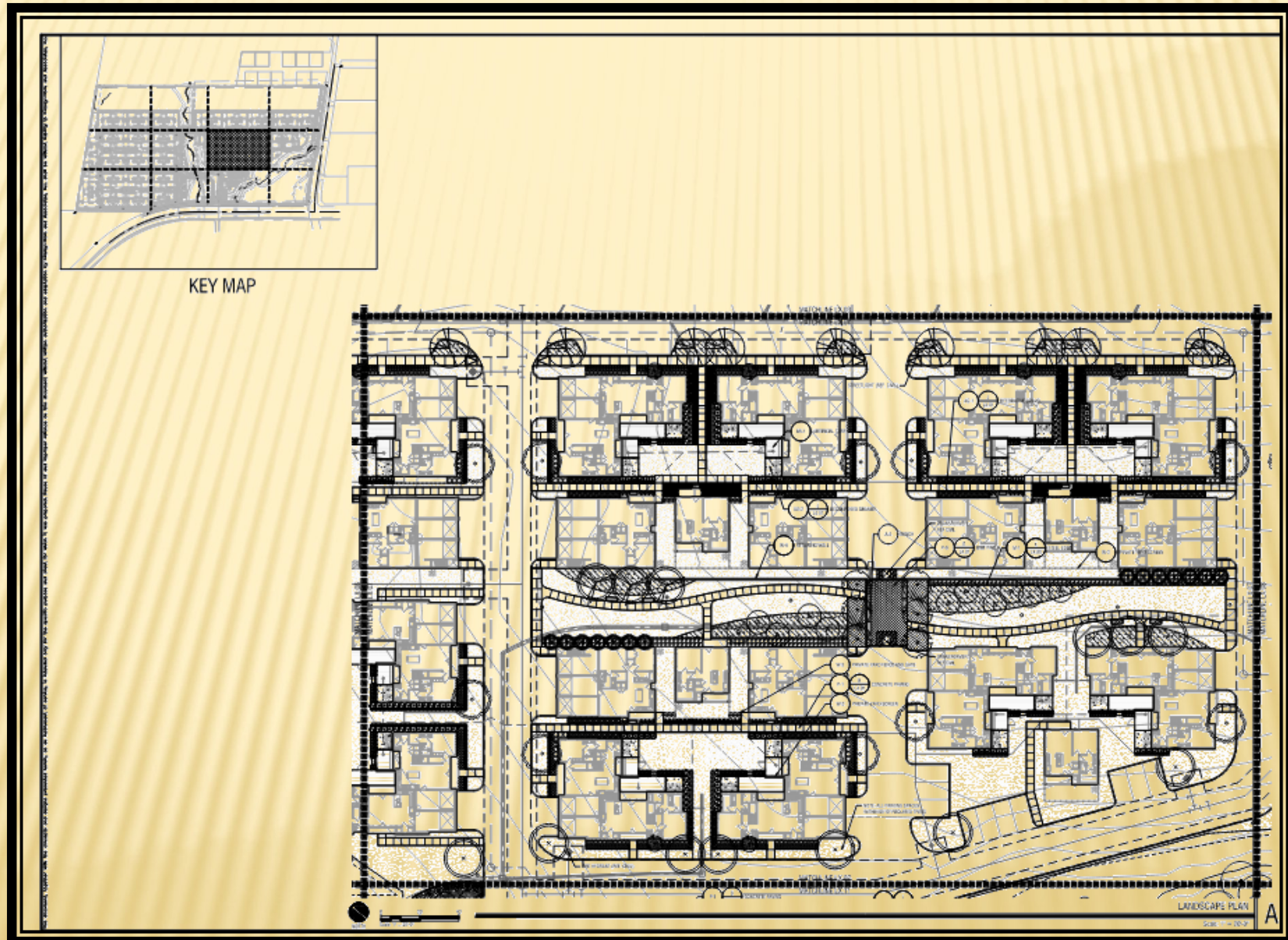
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Z 21-62

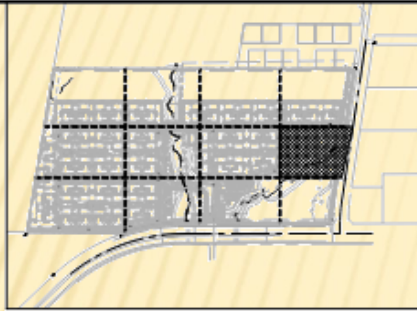
LANDSCAPE PLAN



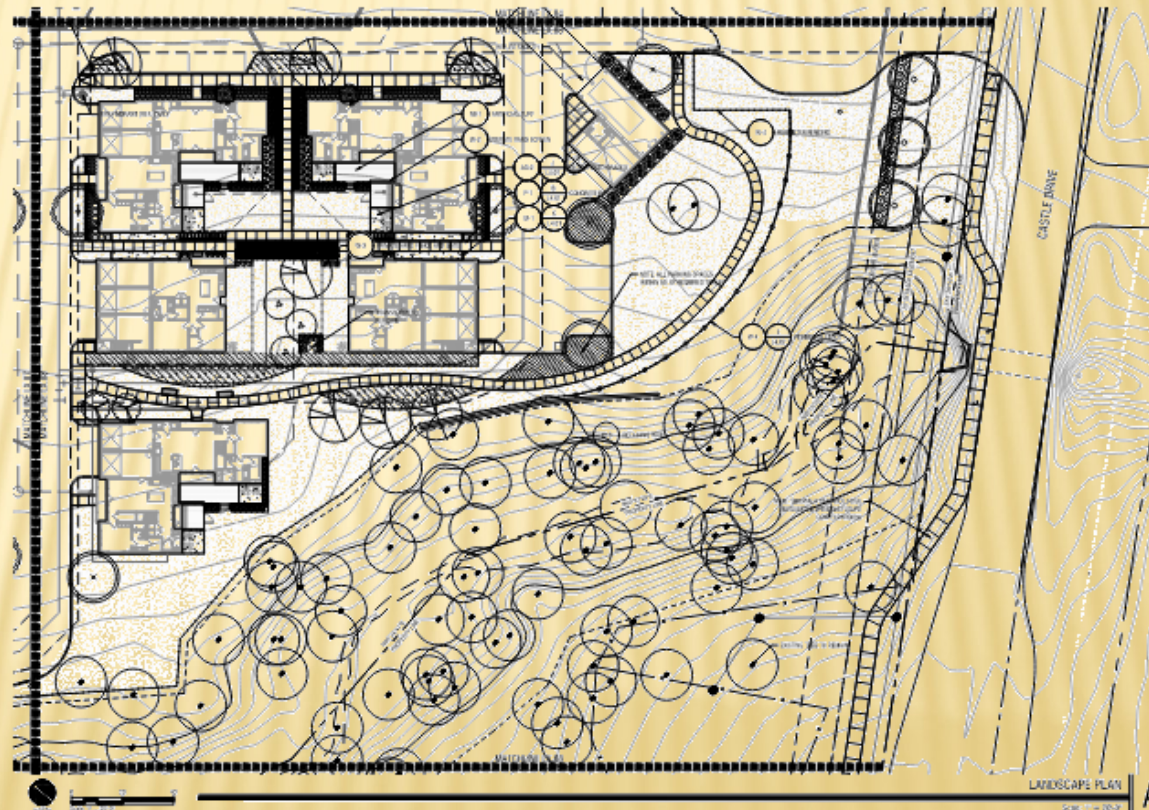
LANDSCAPE PLAN



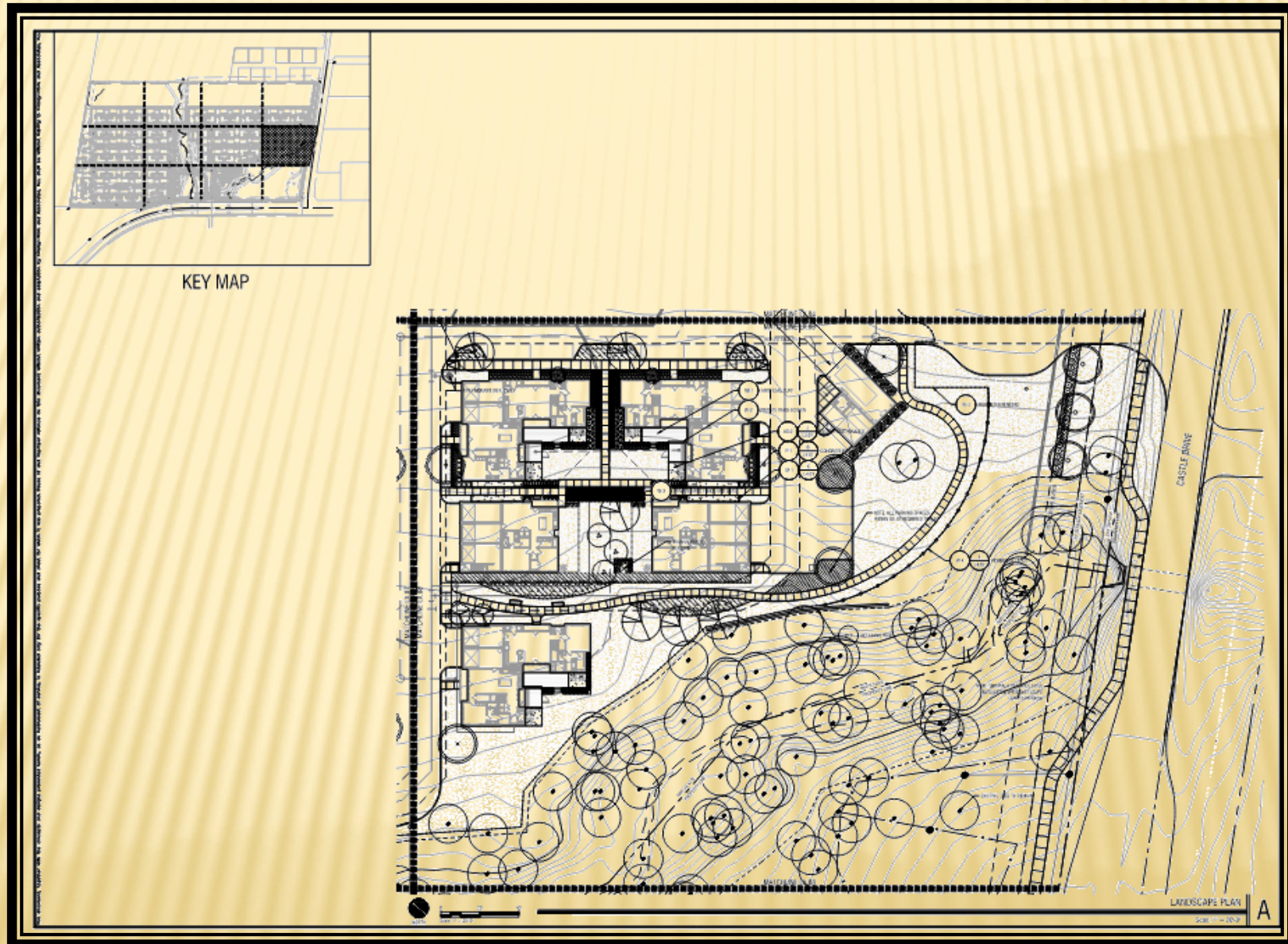
LANDSCAPE PLAN



KEY MAP

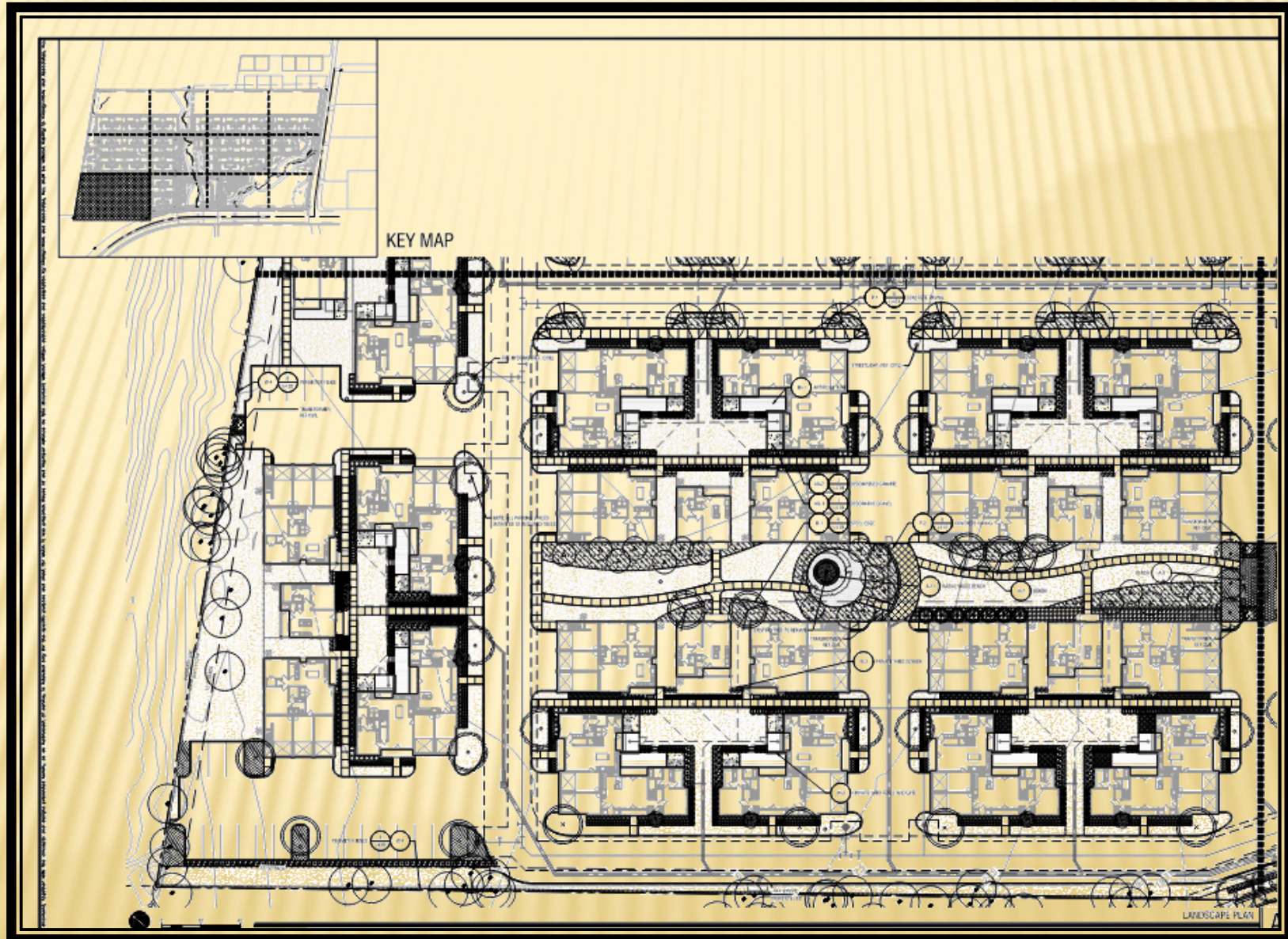


LANDSCAPE PLAN

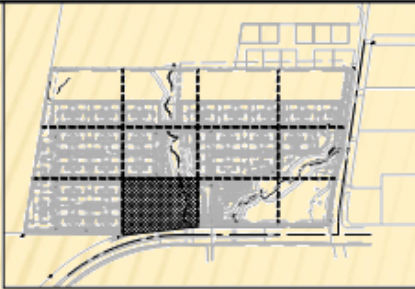


Z 21-62

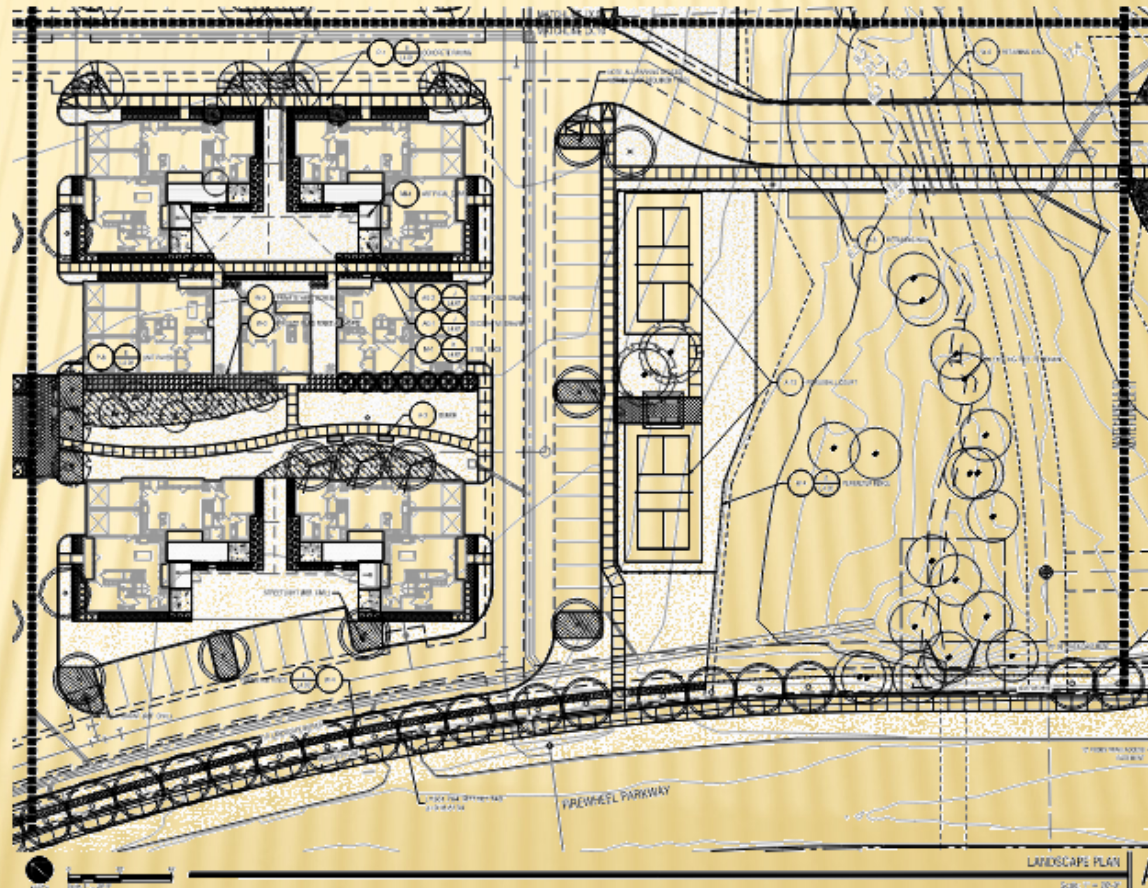
LANDSCAPE PLAN



LANDSCAPE PLAN



KEY MAP

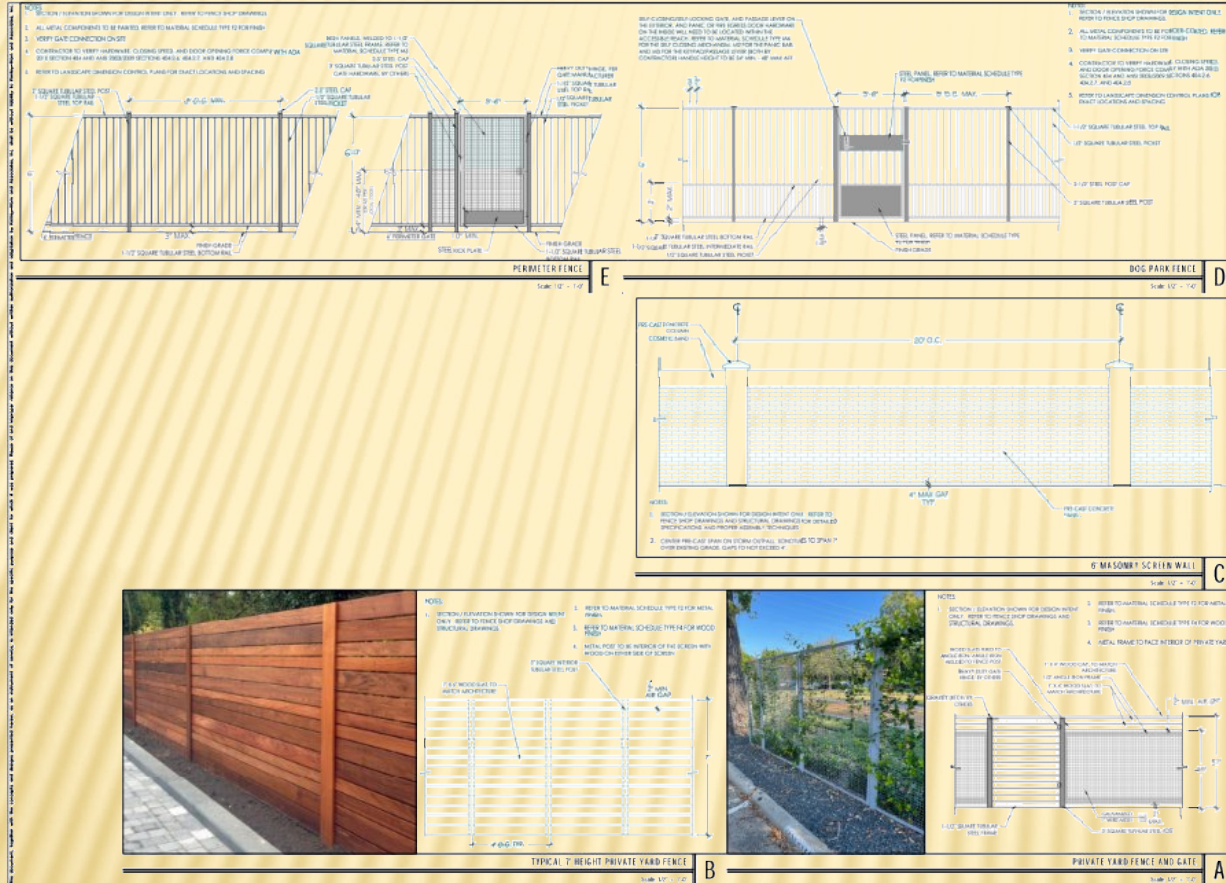




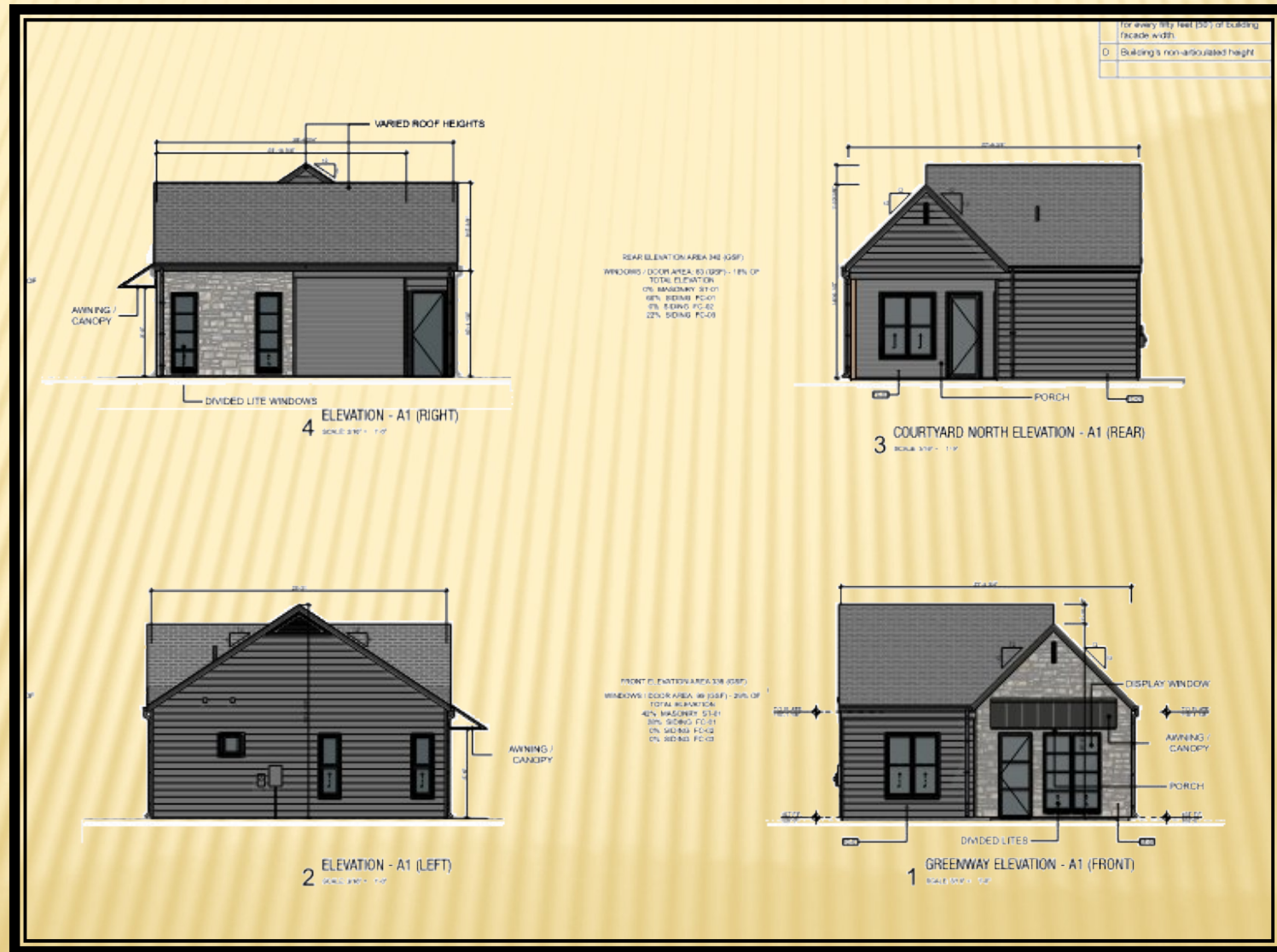
LANDSCAPE PLAN | A
Scale: 1" = 20'-0"

Z 21-62

SCREENING



BUILDING ELEVATIONS



BUILDING ELEVATIONS





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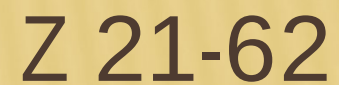
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SUMMARY TABLE

Development Standards	Required	Proposed	Analysis
Building Separation	The GDC requires all portions of a multi-family dwelling structure must be a minimum of twenty (20) feet from other multi-family dwelling structures.	The applicant requests a minimum of ten (10) feet.	The proposed layout is single-family style. Therefore, the required twenty (20)-foot setback will not work for their configuration.
Clubhouse	Section 2.39 (I) states that a minimum 3,500 square-foot clubhouse must be constructed on site and made available to all residents.	The site plan (Exhibit C) notes a 2,413 square-foot clubhouse, which includes a fitness center and a business center.	The clubhouse provided accommodates the needs of the residents. Because this is a hybrid residential type that functions like single family, there is both common and private open space that provide an alternative to a larger clubhouse.



PLAN COMMISSION RECOMMENDATION

On March 16, 2022 the Plan Commission, by a vote of six (6) to zero (0), recommended approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses.

In addition, the Plan Commission, by a vote of six (6) to zero (0), recommended approval of a Detail Plan for Multi-Family development.

Z 21-62

STAFF RECOMMENDATION

Approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Mixed Uses.

Approval of a Detail Plan for Multi-Family development.



GARLAND

TEXAS MADE HERE

Z 21-29



GARLAND PLANNING REPORT

City Council Regular Session Agenda

11. f.

Meeting Date: 04/19/2022

Item Title: Z 22-10 Jude Nwachukwu - Specific Use Provision (District 2)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of a Specific Use Provision renewal for a Reception Facility Use on a property zoned Planned Development (PD) District 06-46 for Community Retail Uses

Approval of a Plan for a Reception Facility Use.

LOCATION

1906 East Miller Road

OWNER

Jude Nwachukwu

PLAN COMMISSION RECOMMENDATION

On March 28, 2022 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Specific Use Provision renewal for a Reception Facility Use on a property zoned Planned Development (PD) District 06-46 for Community Retail Uses

The Plan Commission, by a vote of eight (8) to zero (0), also recommended approval of a Plan for a Reception Facility Use.

STAFF RECOMMENDATION

Approval of a Specific Use Provision renewal for a Reception Facility Use on a property zoned Planned Development (PD) District 06-46 for Community Retail Uses

Approval of a Plan for a Reception Facility Use.

BACKGROUND

In 2006, City Council approved a Planned Development (PD) District and a Specific Use Provision [PD/S 06-46] for a Reception Facility Use. The SUP has expired and the applicant is requesting approval to allow the continued operation of a 19,600 square-foot Reception Facility on the subject property.

SITE DATA

The site consist of a 19,600 square-foot building on a 3.14-acre site. The site has approximately 264 linear feet of frontage along East Miller Road and 363 lineal feet of frontage along East Centerville Road. The site can be accessed from East Centerville Road and East Miller Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 06-46 for Community Retail Uses and a Specific Use Provision to allow a Reception Facility. Planned Development (PD) District 06-46 allows all uses in the Community Retail (CR) District with the exception of Minor Automobile Repair, Car Wash, Tire Dealer, No Outside Storage, and only one Wrecker Service.

CONSIDERATIONS

1. The applicant proposes to continue the Reception Facility use within the 19,600 square-foot building. Planned Development (PD) District 06-46 states that no events are allowed beyond 3:00 A.M.
2. As per the GDC, Section 2.52(20), Reception Facility must comply with the following provisions of this Subsection (20):
 - Security. The reception facility must provide security at every event where alcoholic beverages are provided or served, and also for any events occurring after 6:00 p.m. Security must be by a qualified person(s) who is authorized to provide private security under Chapter 1702 of the Texas Occupations Code.

It should be noted that Garland police officers provide security at events where alcohol is served.

- Loitering, Outside Activities. Prolonged congregating or loitering of event attendees or participants outside the reception facility is prohibited. Outside activities, if any, must be in compliance with the City's noise regulations as set forth in the City Code.
- Noise Mitigation. The applicant must add noise mitigation materials to the existing building if determined necessary by the City to protect surrounding properties and the public health, safety, and welfare.
- Litter & Debris. Any litter or debris left on the premises must be removed immediately following the event. The owner of the facility is responsible for removal of all litter and debris.

The applicant concurs with the Special Standards mentioned above.

- Location. Reception Facilities may not be located within five hundred feet of the property line of any dwelling unit or residential subdivision, elder care facility, or other Reception Facilities. The measurement of the distance between the establishment and a dwelling unit, elder care facility, or other Reception Facility shall be:
 - (i) for residential property, along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the nearest residential zoned property;
 - (ii) for an MF dwelling not located on the same tract of land as the Reception Facility,

along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the tract on which the MF dwelling is located;

(iii) for an elder care facility or other Reception Facility not located on the same tract of land as the establishment, along a direct line from the nearest exterior wall of the Reception Facility to the nearest exterior wall of the elder care facility or other Reception Facility; or

(iv) for an elder care facility or other Reception Facility located on the same tract of land or in a commercial or retail center sharing a common parking area, the measurement shall be along a straight line from the midpoint of the nearest exterior door of the Reception Facility to the midpoint of the nearest exterior wall of the dwelling unit, elder care facility, or other Reception Facility in question.

The properties to the north and south are residential dwelling properties. The existing reception facility is approximately 290 feet from the north and 173 feet from the south. It should be noted the Specific Use Provision for the reception facility was approved in 2006, prior to the GDC. The above requirement was not applicable at the time.

3. The site plan (Exhibit C) meets the GDC parking requirement.
4. Neither a building expansion nor a parking lot expansion is being proposed with this request. However, landscaping currently exists on the site.
5. No deviations have been requested for signage. Therefore, signage will meet the GDC requirements.
6. The applicant requests the Specific Use Provision to be in effect for fifteen (15) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject property. Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

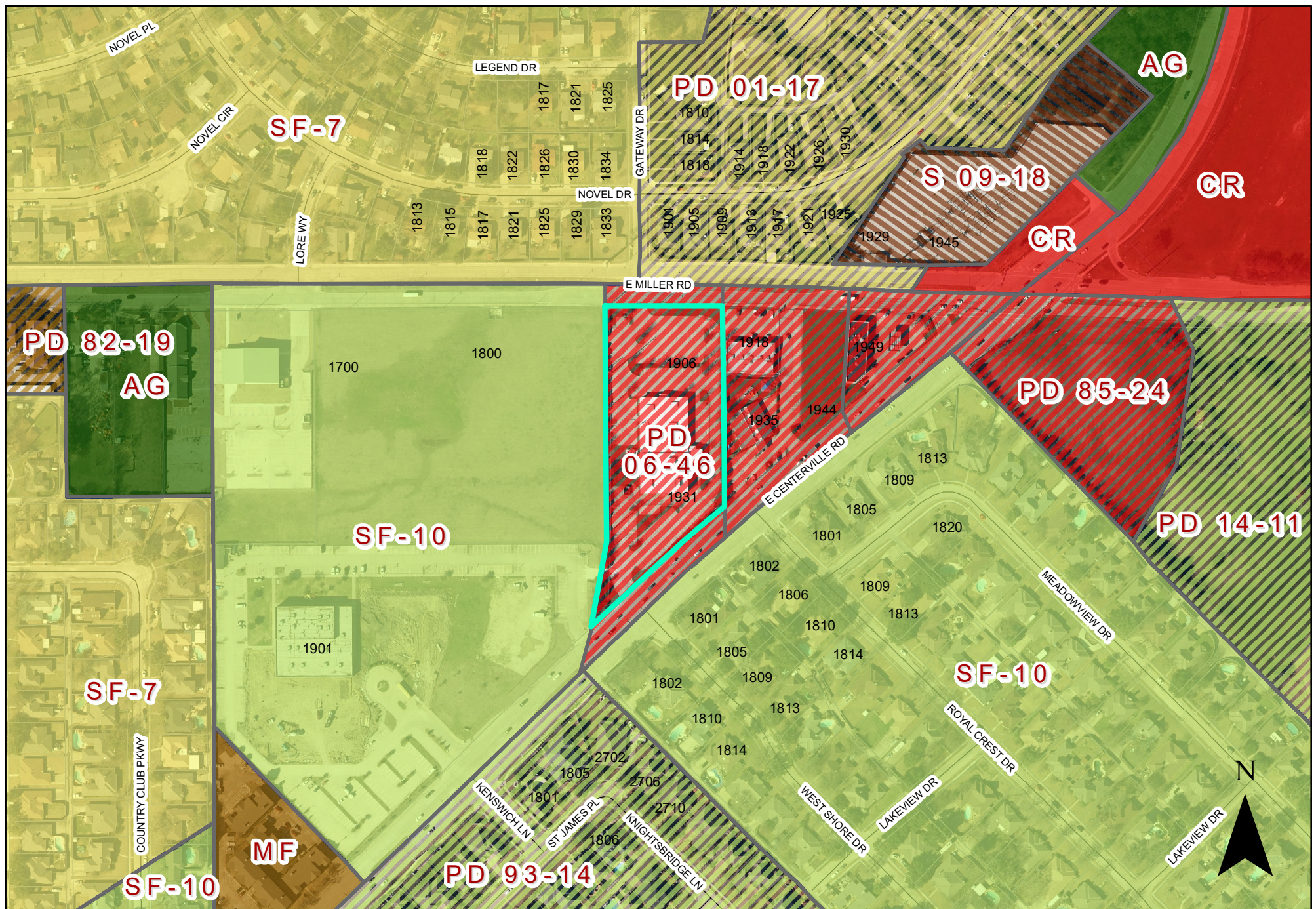
The property to the north is zoned Planned Development (PD) District 01-17 for Single-Family-7 (SF-7) Uses; these properties are developed with single-family properties. The properties to the east are zoned Planned Development (PD) District 91-33 for Community Retail Uses; these properties are developed with a shopping center and a school. The properties to the south are zoned Single-Family-10 (SF-10) District; these properties are developed with single-family properties. The property to the west is zoned Single-Family-10 (SF-10) District; this property is currently vacant.

Attachments

Z 22-10 Jude Nwachukwu (SUP) Attachments

Z 22-10 Jude Nwachukwu Responses

Z 22-10 Staff Presentation



0 175 350 Feet
1 inch = 268 feet

ZONING MAP Z 22-10

1906 East Miller Road

 INDICATES AREA OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-10

1906 East Miller Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Reception Facility Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773 and Community Retail (CR) District, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District 06-46 and Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Development is to be in general conformance with the approved site plan labeled Exhibit C. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Use Provision:**
- A. Hours of Operation: No event shall be allowed to occur beyond 3:00 A.M.
- B. Signage: All signage shall comply with the Garland Development Code signage requirements.
- C. Security: Security shall be provided at every event where alcohol is provided. Security will be provided by a person authorized to provide private security under Chapter 1702 of the Texas Occupations Code.
- D. Loitering: No congregation or loitering will be allowed to occur outside the facility.
- E. SUP Time Period: The Specific Use Provision for Reception Facility shall be in effect for fifteen (15) years.
- F. Landscaping: The landscaping on site shall remain and be maintained.

REPORT & MINUTES

P.C. Meeting, March 28, 2022

Consideration of the application of **Jude Nwachukwu**, requesting approval of a Specific Use Provision Renewal to allow a Reception Facility on a property zoned Planned Development (PD) District 06-46 for Community Retail Uses. This property is located at 1906 East Miller Road. (District 2) (File Z 22-10 – Specific Use Provision)

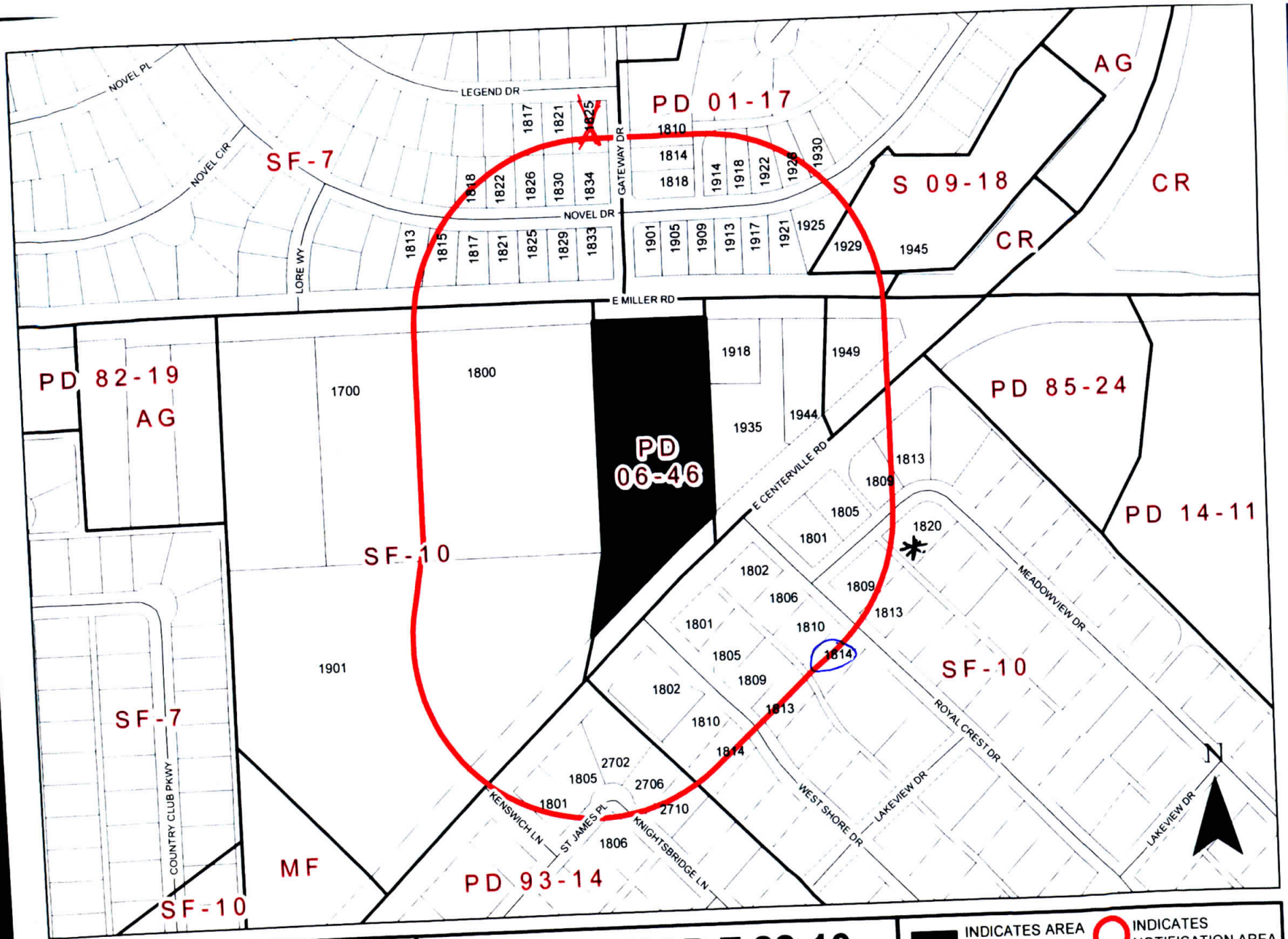
The applicant, Jude Nwachukwu, 1423 Colborne Drive, Mesquite, Texas provided an overview of the request and remained available for questions.

There was discussion between the Plan Commission and Mr. Nwachukwu regarding noise levels, hours of operations, and concerns with people remaining after the stated hours of operation.

Motion was made by Commissioner Jenkins to close the public hearing and open for discussion. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nays.**

The Plan Commissioners spoke in favor of the request, but spoke in concerns of the reported noise levels and further incidents that would require police involvement.

Motion was made by Commissioner Jenkins to **approve** the request as presented. Seconded by Commissioner Paris. **Motion carried: 8 Ayes, 0 Nays.**



ZONING MAP Z 22-10

1906 East Miller Road

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

Comment Form

Case Z 22-10

Z 22-10 Jude Nwachukwu. The applicant proposes to renew a Specific Use Provision (SUP) for an existing reception facility on the subject property. The site is located at 1906 East Miller Road. (District 2)

Z 22-10 Jude Nwachukwu. El solicitante propone renovar una Disposición de uso específico (SUP) para una instalación de recepción existente en la propiedad en cuestión. El sitio está ubicado en 1906 East Miller Road. (Distrito 2)

Z 22-10 Jude Nwachukwu. Người nộp đơn đang đề xuất gia hạn Điều khoản sử dụng cụ thể (SUP) cho một cơ sở tiếp nhận hiện có trên tài sản chủ thể. Địa điểm tọa lạc tại 1906 East Miller Road. (Quận 2)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☐

NOT "FOR" OR "AGAINST" IF
POTENTIAL TRAFFIC ISSUES ARE
PROPERLY HANDLED.
Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

ROBERT WOELFLE

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1820 MEADOWVIEW DR

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

GARLAND, TEXAS

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Robert M Woelfle

Signature / Firma / Chữ ký

3/28/2022

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

Case Z 22-10

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

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For / A Favor / Đúng

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Against / En Contra / Không

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Michael Martinez, Property Owner

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1825 Legend Dr.

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Michael S. Martinez

Signature / Firma / Chữ ký

March 24, 2022

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

MAR 25 '22 AM 11:30

Comment Form Continued – Case Z 22-10

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

The Garland Convention Center, 1906 E. Miller, has been a near constant nuisance since opening. Loud music starts as early as 2:00 pm and lasts as late as 5:00 am. Numerous calls to the police and a notice of violation from the Health Dept have not resolved this situation.

The facility continues to operate with disregard to the City of Garland's Noise Control Ordinance, Sec. 22.65 through 22.70.

A solution would be a return to the business' original SUP of closing at 12:30 am and/or an additional requirement of no electrically amplified music after 10:30 PM.

Thank, me 3/21/2022

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-10	March 28, 2022	April 19, 2022	Nabiha Ahmed

The applicant proposes to renew a Specific Use Provision (SUP) for an existing reception facility on the subject property. The site is located at 1906 East Miller Road. (District 2)

Benjamin Hill

For

4/5/2022
3:31:08 PM

1814 Royal Crest Dr
Garland
Texas
United States
75043

bennythehill@verizon.net

469-471-8995

Z 22-10

The applicant proposes to renew a Specific Use Provision (SUP) for an existing reception facility on the subject property.

[Specific Use Provision and a Plan for a Reception Facility on a property zoned Planned Development (PD) District 06-46 for Community Retail Uses.]

**City Council Meeting
April 19, 2022**



GARLAND

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CASE INFORMATION

Location: 1906 East Miller Road

Applicant: Jude Nwachukwu

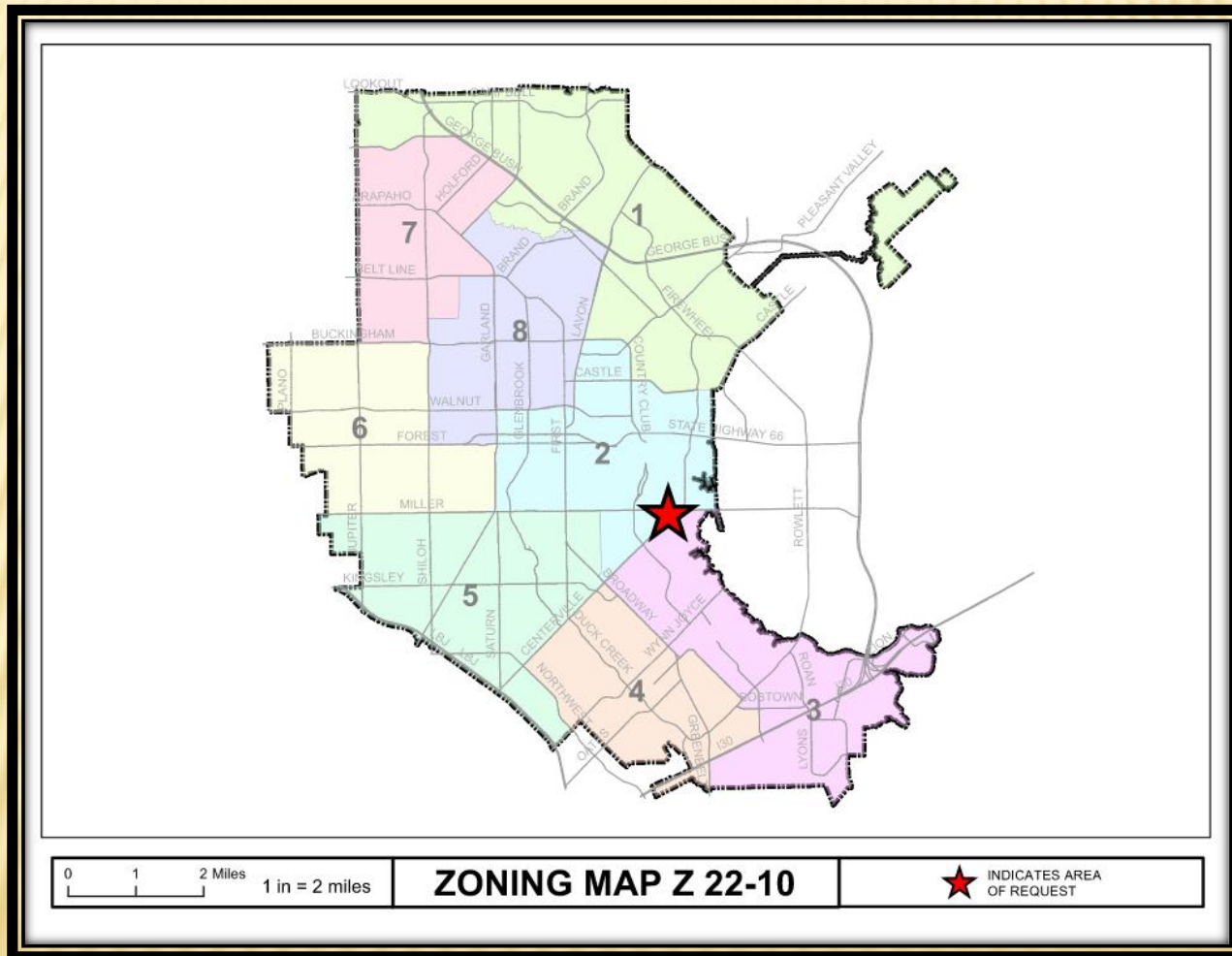
Owner: Jude Nwachukwu

Acreage: 3.14 acres

Zoning: Planned Development (PD) District 06-46

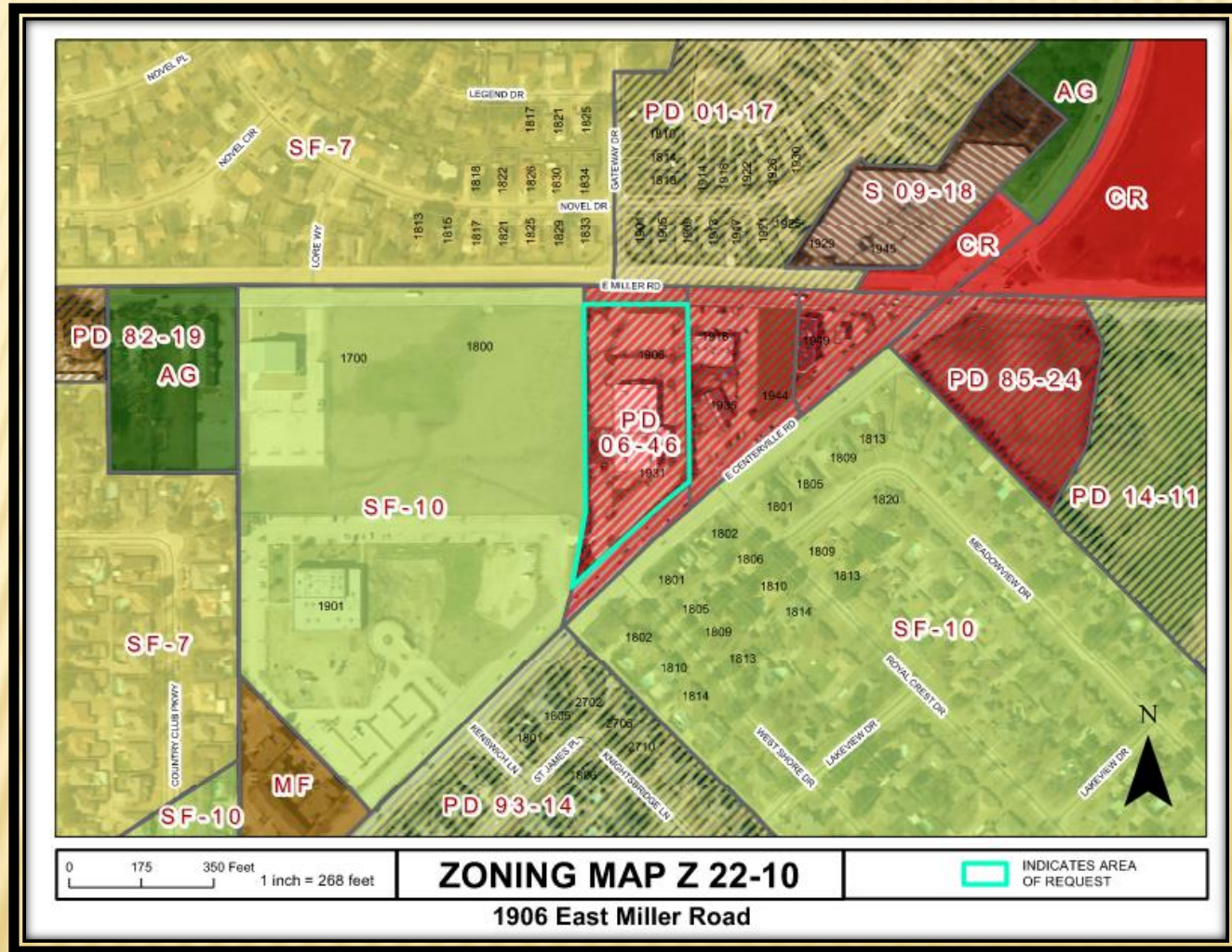
Z 22-10

CITYWIDE LOCATION MAP



Z 22-10

LOCATION MAP



Z 22-10

COMPREHENSIVE PLAN





PHOTOS

Z 22-10



View of the subject property



East of the subject property



South of the subject property



West of the subject property

Z 22-10

BUILDING ELEVATIONS

North Elevation



East Elevation



West Elevation



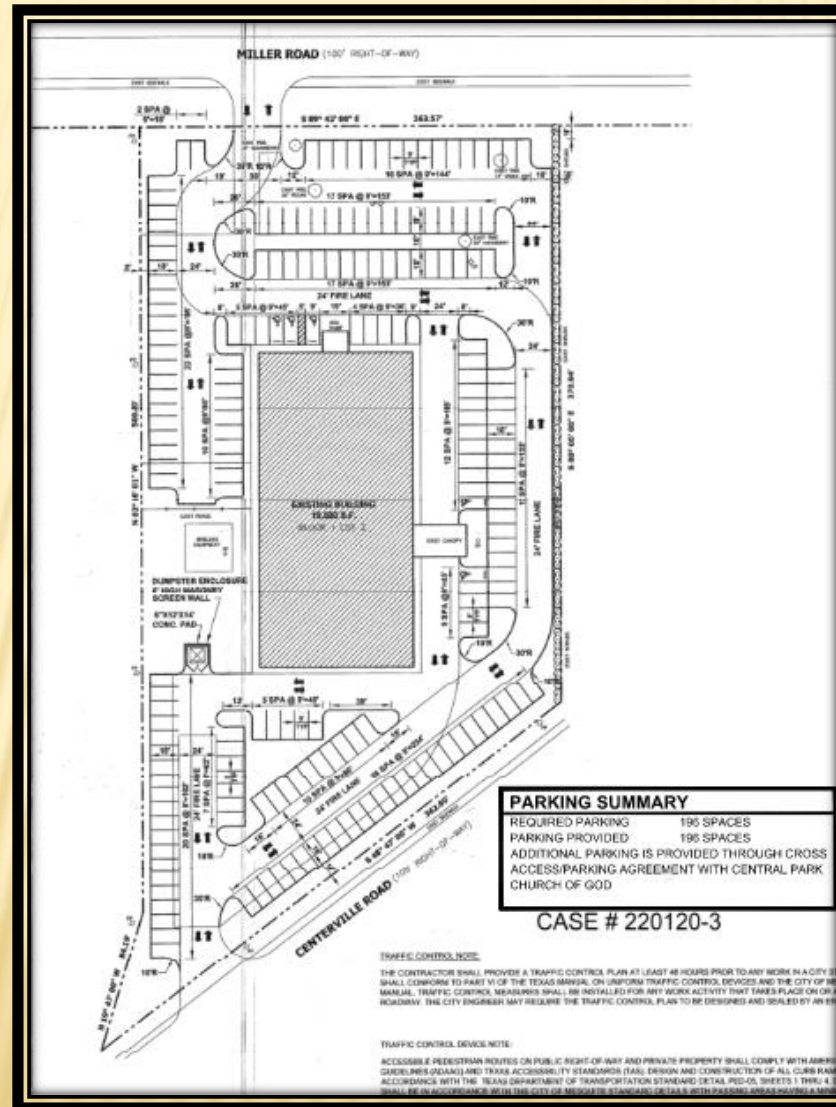
South Elevation





GARLAND
TEXAS MADE HERE

SITE PLAN



Z 22-10

SPECIFIC USE PROVISION

The applicant requests the Specific Use Provision to be in effect for fifteen (15) years, which aligns with the SUP Time Period Guide.

STAFF RECOMMENDATION

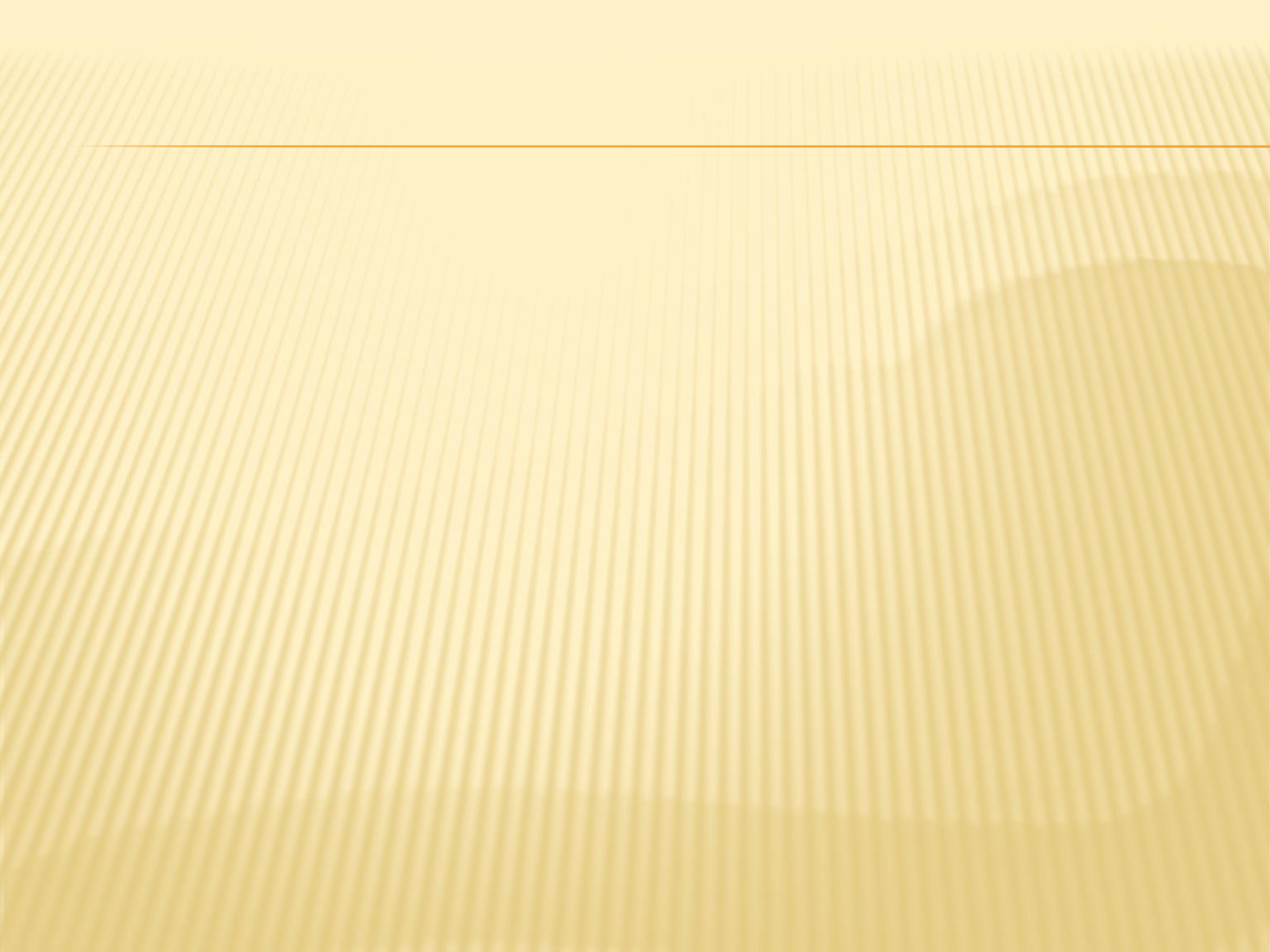
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GARLAND PLANNING REPORT

City Council Regular Session Agenda

11. g.

Meeting Date: 04/19/2022

Item Title: Z 22-10 Jude Nwachukwu - Plan (District 2)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of a Specific Use Provision renewal for a Reception Facility Use on a property zoned Planned Development (PD) District 06-46 for Community Retail Uses

Approval of a Plan for a Reception Facility Use.

LOCATION

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OWNER

Jude Nwachukwu

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STAFF RECOMMENDATION

Approval of a Specific Use Provision renewal for a Reception Facility Use on a property zoned Planned Development (PD) District 06-46 for Community Retail Uses

Approval of a Plan for a Reception Facility Use.

BACKGROUND

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CONSIDERATIONS

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The applicant concurs with the Special Standards mentioned above.

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 - (ii) for an MF dwelling not located on the same tract of land as the Reception Facility,

along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the tract on which the MF dwelling is located;

(iii) for an elder care facility or other Reception Facility not located on the same tract of land as the establishment, along a direct line from the nearest exterior wall of the Reception Facility to the nearest exterior wall of the elder care facility or other Reception Facility; or

(iv) for an elder care facility or other Reception Facility located on the same tract of land or in a commercial or retail center sharing a common parking area, the measurement shall be along a straight line from the midpoint of the nearest exterior door of the Reception Facility to the midpoint of the nearest exterior wall of the dwelling unit, elder care facility, or other Reception Facility in question.

The properties to the north and south are residential dwelling properties. The existing reception facility is approximately 290 feet from the north and 173 feet from the south. It should be noted the Specific Use Provision for the reception facility was approved in 2006, prior to the GDC. The above requirement was not applicable at the time.

3. The site plan (Exhibit C) meets the GDC parking requirement.
4. Neither a building expansion nor a parking lot expansion is being proposed with this request. However, landscaping currently exists on the site.
5. No deviations have been requested for signage. Therefore, signage will meet the GDC requirements.
6. The applicant requests the Specific Use Provision to be in effect for fifteen (15) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject property. Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

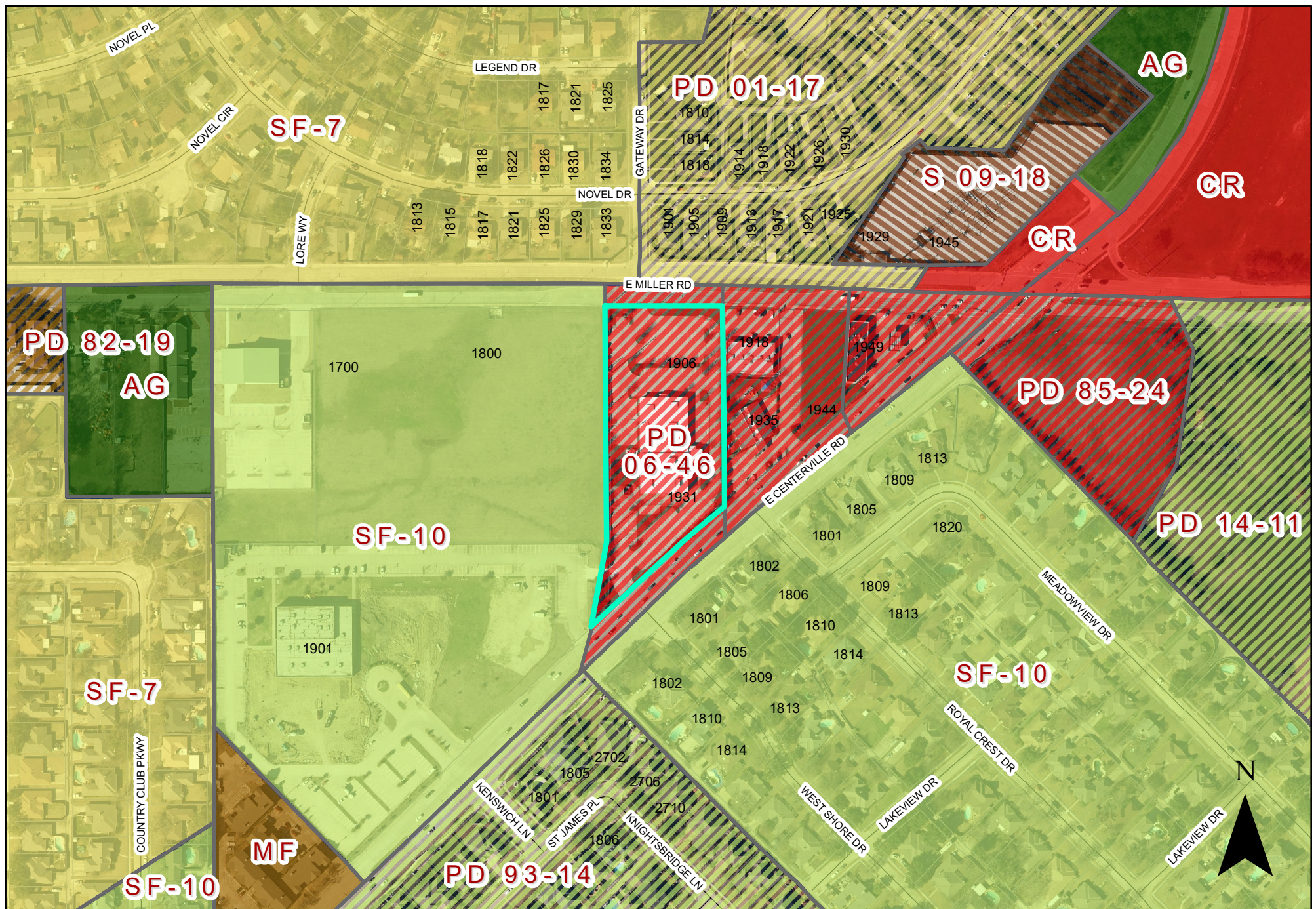
The property to the north is zoned Planned Development (PD) District 01-17 for Single-Family-7 (SF-7) Uses; these properties are developed with single-family properties. The properties to the east are zoned Planned Development (PD) District 91-33 for Community Retail Uses; these properties are developed with a shopping center and a school. The properties to the south are zoned Single-Family-10 (SF-10) District; these properties are developed with single-family properties. The property to the west is zoned Single-Family-10 (SF-10) District; this property is currently vacant.

Attachments

Z 22-10 Jude Nwachukwu (Plan) Attachments

Z 22-10 Jude Nwachukwu Responses

Z 22-10 Staff Presentation



0 175 350 Feet
1 inch = 268 feet

ZONING MAP Z 22-10

1906 East Miller Road

 INDICATES AREA OF REQUEST

BENCHMARK
TOP OF S.E.C. OF SW ABUTMENT AND 9' SE OF CENTERLINE OF TRACK OF MK&T RR BRIDGE NO 748.32
2 MILES WEST FROM ROWLETT, TEXAS NEAR GARLAND SEWER TREATMENT PLANT. ELEV. = 452.31



THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN AT LEAST 48 HOURS PRIOR TO ANY WORK IN A CITY STREET. TRAFFIC CONTROL MEASURES SHALL CONFORM TO PART VI OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE CITY OF MESQUITE WORK ZONE TRAFFIC CONTROL MANUAL. TRAFFIC CONTROL MEASURES SHALL BE INSTALLED FOR ANY WORK ACTIVITY THAT TAKES PLACE ON OR ADJACENT TO ANY CITY STREET OR ROADWAY. THE CITY ENGINEER MAY REQUIRE THE TRAFFIC CONTROL PLAN TO BE DESIGNED AND SEALED BY AN ENGINEER LICENCED IN THE STATE OF TEXAS.

TRAFFIC CONTROL DEVICE NOTE:

ACCESSIBLE PEDESTRIAN ROUTES ON PUBLIC RIGHT-OF-WAY AND PRIVATE PROPERTY SHALL COMPLY WITH AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAG) AND TEXAS ACCESSIBILITY STANDARDS (TAS). DESIGN AND CONSTRUCTION OF ALL CURB RAMPS ON PUBLIC RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD DETAIL PED-05, SHEETS 1THRU 4. DESIGN AND CONSTRUCTION OF ALL SIDEWALKS SHALL BE IN ACCORDANCE WITH THE CITY OF MESQUITE STANDARD DETAILS WITH PASSING AREAS HAVING A MINIMUM 5 FOOT BY 5 FOOT SIZE AT INTERVALS NOT EXCEEDING 200 FEET. CURB RAMP THAT ARE PART OF ACCESSIBLE ROUTES ON PRIVATE PROPERTY MAY BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MESQUITE STANDARD DETAIL PED-05, SHEETS 1 THRU 4, OR MAY BE CONSTRUCTED IN ACCORDANCE WITH A DESIGN SUBMITTED AND APPROVED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.

GENERAL NOTES :

1. THIS SITE IS NOT IN A 100 OR 500 YEAR FLOOD PLAIN.
2. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THESE PLANS AND THE CITY OF GARLAND STANDARDS AND SPECIFICATIONS.
3. ALL RADIUS SHOWN ARE 5 FEET UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL OBTAIN A GRADING PERMIT FROM THE CITY OF GARLAND AND PARTICIPATE IN A PUBLIC WORKS PRE-CONSTRUCTION MEETING PRIOR TO MOBILIZATION AND CONSTRUCTION.
6. FIRE LINES, WATER MAINS AND FIRE HYDRANTS SHALL BE INSTALLED, OPERATIONAL, CONSTRUCTED AND A C.O. ISSUED PRIOR TO ANY CONSTRUCTION ABOVE THE FOUNDATION.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE GAS, TELEPHONE, ELECTRIC, CABLE AND OTHER UTILITY COMPANIES FOR FIELD LOCATION AND STAKING OF THEIR RESPECTIVE UTILITIES.
8. ALL FIRE LANES AND DUMPSTER PADS SHALL BE 6" THICK CONCRETE PAVING. ALL OTHER CONCRETE PAVING SHALL BE 5" THICK

ZONING:		GENERAL BUSINESS	
EXISTING/PROPOSED USE:		VFW AFFAIRS/RECEPTION FACILITY	
LAND AREA:	GROSS:	123,710.00 SF	(2.84 AC)
	NET DEDICATION:	-	(-)
	NET:	123,710.00 SF	(2.84 AC)
PARKING REQUIRED:		191	
HANDICAP PARKING REQUIRED:		5	PER GARLAND ZONING CODE
HANDICAP PARKING PROVIDED:		5	
TOTAL PARKING PROVIDED:		196	
IMPERVIOUS COVERAGE:		94,804.00 SF	
LOT COVERAGE:		76.63%	

REQUIRED PARKING	196 SPACES
PARKING PROVIDED	196 SPACES
ADDITIONAL PARKING IS PROVIDED THROUGH CROSS ACCESS/PARKING AGREEMENT WITH CENTRAL PARK CHURCH OF GOD	

CASE # 220120-3

30 15 0 30 60
SCALE : 1" = 30'

Rev.	Description	Prep By	Date	Apprvd.
DRAWING REVISIONS				
SUBMITTALS:				

RECEPTION FACILITY
1906 E. MILLER ROAD
GARLAND, TEXAS



ZJM ENGINEERS, INC.
ENGINEERS PLANNERS ENVIRONMENTAL SCIENTISTS
1520 N. CENTRAL EXPWY., SUITE 204
DALLAS, TEXAS 75243
TEL: 214-340-4147
FAX: 214-340-4376
www.zjmenr.com

RECORD DRAWING DATE

AUGUST 7, 2006

DRAWING SIZE:

21

١-٢

SITE PLAN

SHEET OF

PROPERTY OWNER

RECEPTION FACILITY

RECEPTION FACILITY
1423 COLBORNE DRIVE

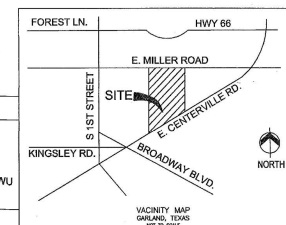
MESQUITE, TEXAS 75149

CONTACT: JUDE NWACHUKI

PHONE: 214-664-9066

CASE NUMBER 060627-3

NOT FOR CONSTRUCTION

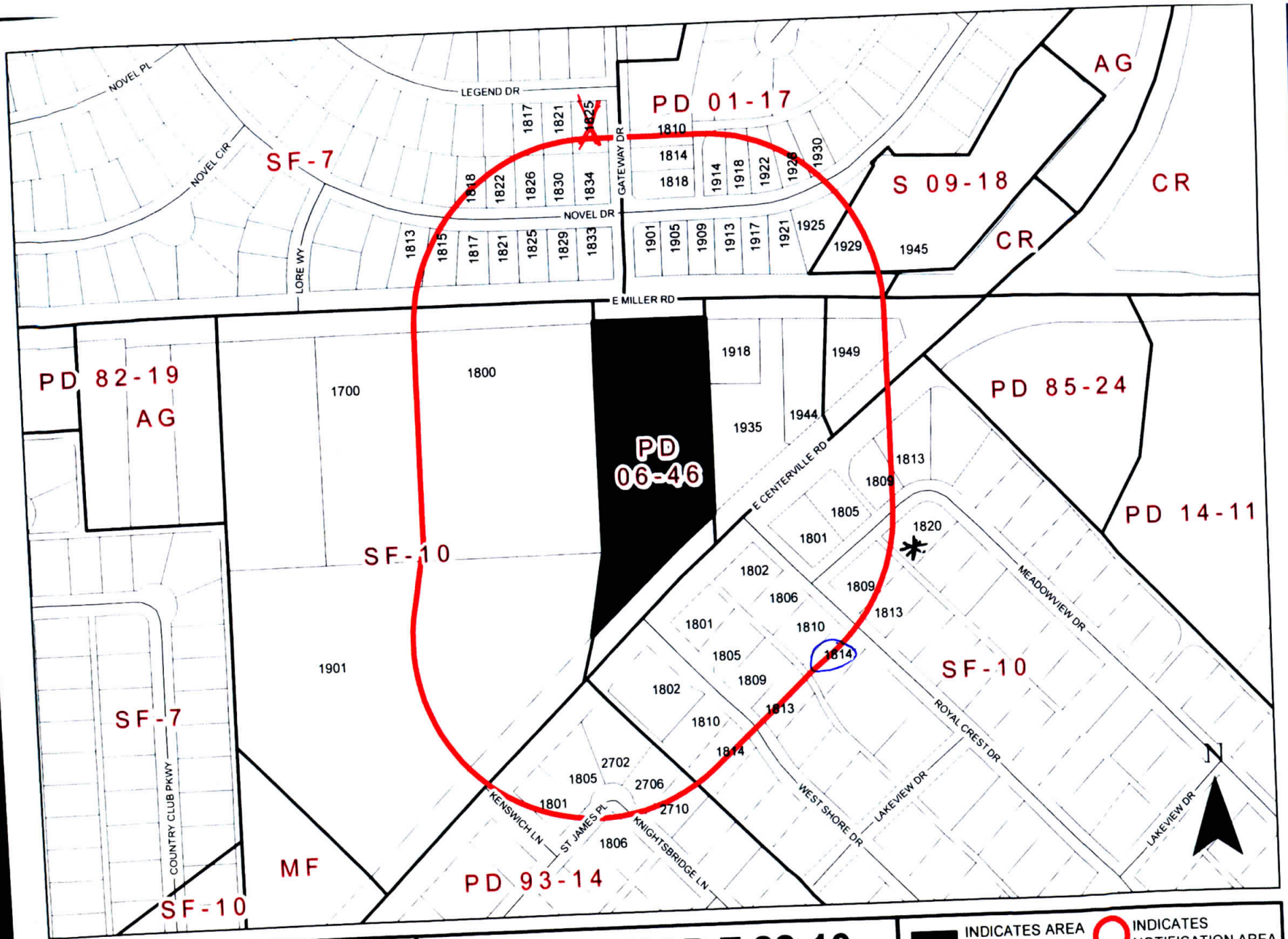


REPORT & MINUTES

P.C. Meeting, March 28, 2022

Consideration of the application of **Jude Nwachukwu**, requesting approval of a Plan for a Reception Facility Use. This property is located at 1906 East Miller Road. (District 2) (File Z 22-10 – Plan)

Motion was made by Commissioner Jenkins to **approve** the request as presented. Seconded by Commissioner Paris. **Motion carried: 8 Ayes, 0 Nays.**



ZONING MAP Z 22-10

1906 East Miller Road

Comment Form

Case Z 22-10

Z 22-10 Jude Nwachukwu. The applicant proposes to renew a Specific Use Provision (SUP) for an existing reception facility on the subject property. The site is located at 1906 East Miller Road. (District 2)

Z 22-10 Jude Nwachukwu. El solicitante propone renovar una Disposición de uso específico (SUP) para una instalación de recepción existente en la propiedad en cuestión. El sitio está ubicado en 1906 East Miller Road. (Distrito 2)

Z 22-10 Jude Nwachukwu. Người nộp đơn đang đề xuất gia hạn Điều khoản sử dụng cụ thể (SUP) cho một cơ sở tiếp nhận hiện có trên tài sản chủ thể. Địa điểm tọa lạc tại 1906 East Miller Road. (Quận 2)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☐

NOT "FOR" OR "AGAINST" IF
POTENTIAL TRAFFIC ISSUES ARE
PROPERLY HANDLED.
Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

ROBERT WOELFLE

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1820 MEADOWVIEW DR

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

GARLAND, TEXAS

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Robert M Woelfle

Signature / Firma / Chữ ký

3/28/2022

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

Case Z 22-10

Z 22-10 Jude Nwachukwu. The applicant proposes to renew a Specific Use Provision (SUP) for an existing reception facility on the subject property. The site is located at 1906 East Miller Road. (District 2)

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Michael Martinez, Property Owner

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1825 Legend Dr.

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Michael S. Martinez

Signature / Firma / Chữ ký

March 24, 2022

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

MAR 25 '22 AM 11:30

Comment Form Continued – Case Z 22-10

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

The Garland Convention Center, 1906 E. Miller, has been a near constant nuisance since opening. Loud music starts as early as 2:00 pm and lasts as late as 5:00 am. Numerous calls to the police and a notice of violation from the Health Dept have not resolved this situation.

The facility continues to operate with disregard to the City of Garland's Noise Control Ordinance, Sec. 22.65 through 22.70.

A solution would be a return to the business' original SUP of closing at 12:30 am and/or an additional requirement of no electrically amplified music after 10:30 PM.

Thank, me 3/21/2022

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-10	March 28, 2022	April 19, 2022	Nabiha Ahmed

The applicant proposes to renew a Specific Use Provision (SUP) for an existing reception facility on the subject property. The site is located at 1906 East Miller Road. (District 2)

Benjamin Hill

For

4/5/2022
3:31:08 PM

1814 Royal Crest Dr
Garland
Texas
United States
75043

bennythehill@verizon.net

469-471-8995

Z 22-10

The applicant proposes to renew a Specific Use Provision (SUP) for an existing reception facility on the subject property.

[Specific Use Provision and a Plan for a Reception Facility on a property zoned Planned Development (PD) District 06-46 for Community Retail Uses.]

**City Council Meeting
April 19, 2022**



GARLAND

TEXAS MADE HERE

CASE INFORMATION

Location: 1906 East Miller Road

Applicant: Jude Nwachukwu

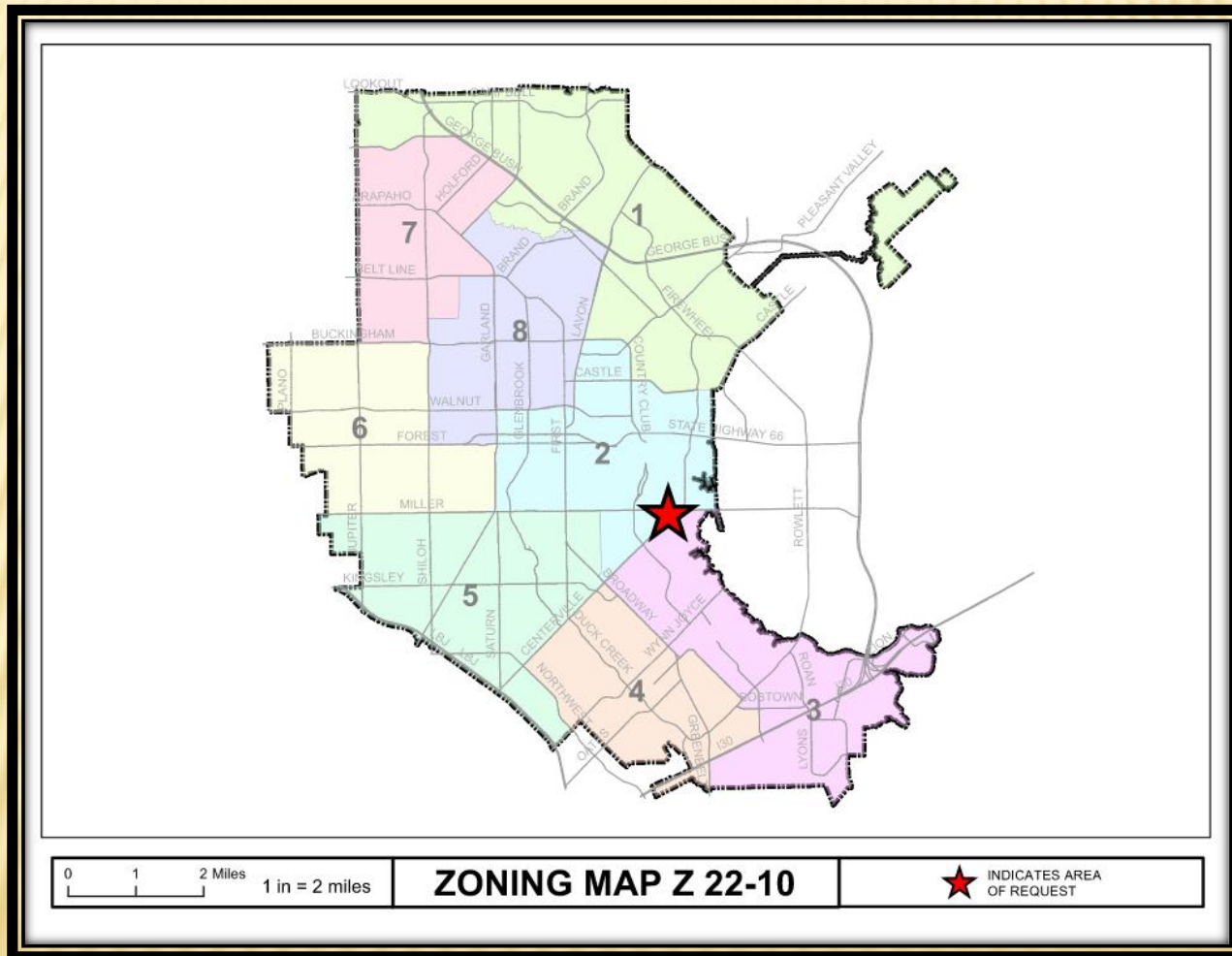
Owner: Jude Nwachukwu

Acreage: 3.14 acres

Zoning: Planned Development (PD) District 06-46

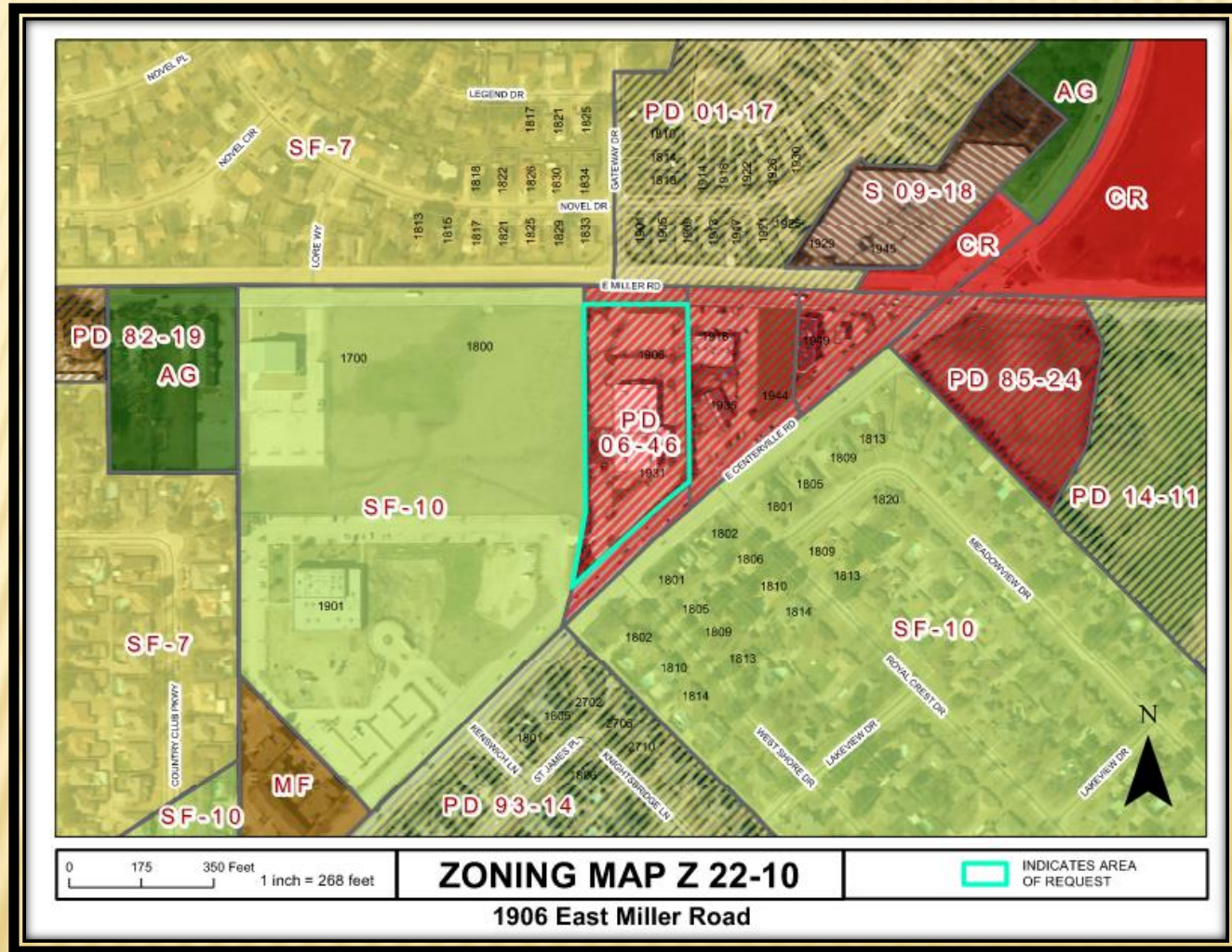
Z 22-10

CITYWIDE LOCATION MAP



Z 22-10

LOCATION MAP



Z 22-10

COMPREHENSIVE PLAN





PHOTOS

Z 22-10



View of the subject property



East of the subject property



South of the subject property



West of the subject property

Z 22-10

BUILDING ELEVATIONS

North Elevation



East Elevation



West Elevation



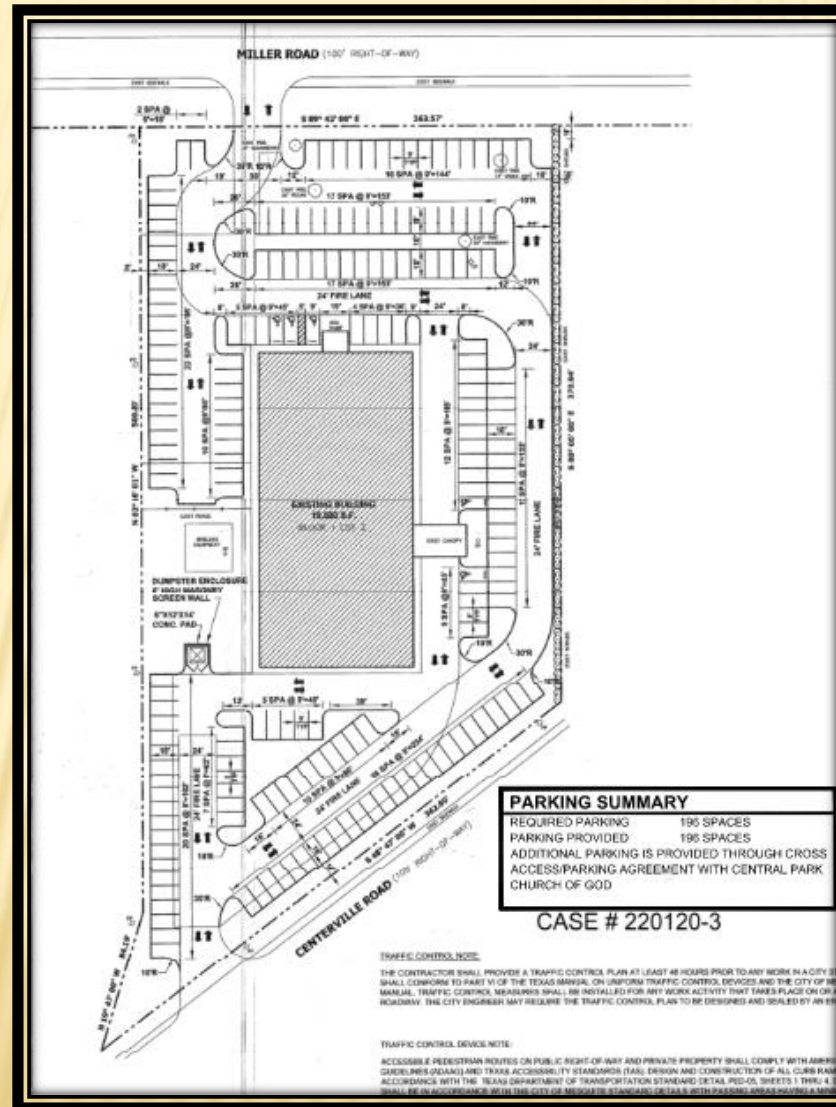
South Elevation





GARLAND
TEXAS MADE HERE

SITE PLAN



Z 22-10

SPECIFIC USE PROVISION

The applicant requests the Specific Use Provision to be in effect for fifteen (15) years, which aligns with the SUP Time Period Guide.

STAFF RECOMMENDATION

Approval of a Specific Use Provision renewal for a Reception Facility Use on a property zoned Planned Development (PD) District 06-46 for Community Retail Uses.

Approval of a Plan for a Reception Facility Use.



PLAN COMMISSION RECOMMENDATION

On March 28, 2022 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Specific Use Provision renewal for a Reception Facility Use on a property zoned Planned Development (PD) District 06-46 for Community Retail Uses

The Plan Commission, by a vote of eight (8) to zero (0), also recommended approval of a Plan for a Reception Facility Use.

